SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0154/94 Received:21-JUN-94 Type:FULL

Name: Brookhouse Partnership (Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)
Location : Land off Park Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved development brief for the area and Policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved development brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with existing development, the railway line and future link road.

2 In the opinion of the Local Planning Authority the distance between the three storey units is insufficient and if approved would result in an unsatisfactory level of privacy and overshadowing for future residents.

3 The proposed access to the development is situated close to the junction of Park Road and A16. This junction is presently unsatisfactory in that vehicles entering Park Road from the Spalding direction of the A16 have difficulty in manoeuvring at the junction, and vehicles waiting to turn right into the A16 from Park Road cause considerable tailback. In the opinion of the Local Planning Authority, the proximity of the proposed access to the Park Road/A16 junction would increase the difficulties experienced by traffic at this junction and would prejudice any future proposals to improve the alignment of the junction of Park Road and the A16.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
26-JAN-95 H16/0154/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0154/94

Date Registered 21 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD
3 AVENUE ROAD
GRANTHAM

Tel. No. 0476 590590

NAME AND ADDRESS OF AGENT
(if form completed by agent)

G.W. ASSOCIATES
13 HIGH STREET
GREAT GONERBY
LINCS NG31 8JS
Tel. No. 0476 75056
(Personal contact name) MR S. GILBERT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF PARK ROAD
SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED PRIVATE HOUSING DEVELOPMENT FOR 25 No DWELLINGS

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £420.00 due to fee structure increase.

If you consider no fee is payable include a written explanation instead.

Signed... G.W. Gilbert ..... Date 20-6-94

Previous application No. H16/0154/94 H16/0229/93

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ] ⬇

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: 25 Nº
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

SEE ENCLOSED DWGS

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

VACANT

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road:
Will there be—
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site?

SEE SITE LAYOUT

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — INTO NEW SURFACE WATER SEWER

B. For estate developments, please state how highway surface water will be disposed of — INTO NEW SURFACE WATER SEWER

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H16/1229/93 H16/1054/94

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 20-6-94

Certificate B The applicant has given the required notice to everyone else who ~~were~~ owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 20-6-94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

AD. N RECORD SHEET

Initial

Submitted Fee £560.

Receipt No P3872

Date first Rec'd 10 FEB 1994

Registration

Reference H16/0154/94

Cross-Ref R

Date 11/2

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of ~~4 dwellings~~ ~~two blocks of six flats~~ 25 dwellings

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees Correct fee 3500 ~~£~~ 1680 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

25 dwellings. Received £2520 (on 1229/93) + £560 = £3080 (Additional £420 needed) – equivalent to extra combined fee for 21.

Additional £ 1120

Refund £

Receipt No — Date

Voucher No — Date PAID

Information

Index sheet 187 — OS Plots

Grid ref 524600 323500

Ward R — Parish 16

Inside IBD Y — Inside LP area Y

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int

Hazards –

- Dist Bound
- Other:

- TR Rural
- BP TR proposed 67m
- LC Level Cross (Y)
- FP Footpath
- TPO Tree Pres
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site — Ref 1927

Linked to property — Ref

Planning Records:
Earlier apps
1221/93

B Reg Records:
Already submitted – Ref:
Request needed
Requested

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 25/1/95 .....

SUB-COMMITTEE Sub committee 5/9/94

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed 13/2

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse) ✓

Signed ..... Date 15/2

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Refuse

Repeat Reasons 1+2 from Minutes of Sub-committee

+3. Repeat Reason from letter to Dir. of Highways dated 31/10/94.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

DC INSTRUCTION SHEET

APPLICATION REF: H16/0154/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Please Confirm

Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Adv ☐

Details needed: (Non-std only) See wording on 1229/93 & Repeat

Other.....

Direction authorised by Senior Officer..... Date..17/2

Revalidation after Direction

Information satisfactory Signed..... Date..10/6

Valid date: 6.6.94

Amended description: Residential development (25 dwellings) including 13 terraced houses and 2 blocks of 6 flats. done 22/6

Superseded plans indicated ☑

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..✓..	G* T15
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	..✓..	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐	G ENV (See separate sheet)
Conservation LB	LB Demolish	.....	G* DEM
	Archaeology	.....	G ARC Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	.....	G* HAZ
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DE

Senior Officer Confirmed ..... JR Date..10/6 Recorded DC....

Plans rec'd on 6 June only have been sent to consultations - ACP instruction

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

No change since last visit

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by DC
Date 29/6

Site Notice posted by DC
Date
Expiry 29/6

Individual Resident Notices required:

Addresses to be sent to –

43 45 47 49 53 55 57 59 (Parkside Crescent)

[redacted] (Parkside Crescent)

Addresses delivered to –

50+52 (All Parkside Crescent)

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/0154/94

FULL

Applicant: Brookhouse Partnership
Tel: 0476 590590

Agent: G W Associates
0476 75056

Description: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)

Location: Land off Park Road
Spalding
Lincs

Valid date:	21-JUN-94	Terminal date:	16-AUG-94
Target dates:		Target Committee:	03-AUG-94
To case officer	28-JUN-94	Report deadline:	20-JUL-94
Inspected by	05-JUL-94	Agreed TD Ext:	
Extra contacts	12-JUL-94	Case Officer:	
Report if not clear by	26-JUL-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: LC

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner and/or the, 43 Parkside Crescent	30-JUN-94	21-JUL-94
The Owner and/or the, 45 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 47 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 49 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 50 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 52 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 53 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 55 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 57 " "	30-JUN-94	21-JUL-94
The Owner and/or the, 59 " "	30-JUN-94	21-JUL-94
Site/Press Advert MAJ	28-JUN-94	19-JUL-94
Dir of Environmental	23-JUN-94	07-JUL-94
Department of Transp 0602 476121	23-JUN-94	07-JUL-94
Cllr Mrs A J Teale 0775 766412 (Of	23-JUN-94	30-JUN-94

c c c – Ops Attached

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/0154/94
FULL

Applicant: Brookhouse Partnership
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Cllr Mrs A J Teale	0775 766412 (Of	23-JUN-94	30-JUN-94

L.C.C Obs Attached JE 05 30/6/94

APPLICATION REFERENCE: H16/0154/94 DATE RECEIVED: 21-JUN-94

TYPE: Full

DESCRIPTION: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)

LOCATION: Land off Park Road, Spalding

APPLICANT: Brookhouse Partnership AGENT: G W Associates

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 JAN 1995

RECOMMENDATION

Refuse permission for the following reasons:

1 *In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land to the south and the east, contrary to the aims of the approved Development Brief for the area, and Policies STC2 and T4 of the Spalding & Pinchbeck Local Plan Review.*

2 *In the opinion of the Local Planning Authority, a development of this site in isolation from the larger area of land covered by the approved Development Brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with the existing development, the railway line, and likelihood of future link road.*

COMMENTS

1 Triangular shape site of approximately 0.5 hectares close to the junction of Park Road and Pinchbeck Road. Site adjoins railway line to the west. Proposal is for 13 terraced houses and 2 no. 3 storey blocks of flats.

2 Development site forms part of the approved Development Brief area, which proposes amongst other things a link road between Winsover Road and Pinchbeck Road. The eastern boundary of the application site would abut the anticipated line of the new road.

3 Proposed development of this site in isolation from the land is not considered acceptable, and would prejudice the successful implementation of the Development Brief, and be contrary to Policies STC2 and T4 of the Spalding and Pinchbeck Local Plan Review. These policies are repeated below.

STC 2

MAJOR RETAILING DEVELOPMENT WILL NORMALLY ONLY BE PERMITTED WITHIN SPALDING TOWN CENTRE AND WITHIN THE PLAN PERIOD MAJOR RETAILING DEVELOPMENT WILL TAKE PLACE WITHIN THE TOWN CENTRE AREA OF THE LAND IDENTIFIED ON THE PROPOSALS MAP.

THE DISTRICT COUNCIL:

(i) WILL PREPARE A DEVELOPMENT BRIEF FOR THIS AREA AND THE ADJACENT AREA TO THE NORTH. THE DEVELOPMENT BRIEF WILL SET OUT TO THE MARKET THE REQUIREMENTS OF THE LOCAL PLANNING AUTHORITY FOR THE CO-ORDINATED AND COMPREHENSIVE REDEVELOPMENT, BY PROVIDING GUIDANCE ON:
   - (a) OVERALL SCALE, USE AND TYPE OF DEVELOPMENT.
   - (b) GENERAL AND SITE SPECIFIC DESIGN, INCLUDING LAYOUT, DENSITY, BUILT FORM AND LANDSCAPING.
   - (c) ACCESS TO THE AREA AND MOVEMENT WITHIN, FOR VEHICULAR, CYCLE AND PEDESTRIAN TRAFFIC, INCLUDING LINKS TO THE TOWN CENTRE.
   - (d) STANDARDS FOR HIGHWAYS, PARKING, OPEN SPACE, LANDSCAPING AND SERVICES.
   - (e) PHASING OF DEVELOPMENT (WHERE APPROPRIATE).
   - (f) DIVISION OF RESPONSIBILITY BETWEEN SERVICE PROVIDERS AND DEVELOPERS FOR THE PROVISION OF INFRASTRUCTURE AND FACILITIES.

(ii) WILL TAKE ALL REASONABLE STEPS TO MAKE THE AREA AVAILABLE FOR DEVELOPMENT.

T4

IN CONJUNCTION WITH NEW DEVELOPMENT IN THE AREA SHOWN ON THE PROPOSALS MAP, THE DISTRICT COUNCIL SUPPORTS THE CONSTRUCTION OF A NEW STRATEGIC LINK ROAD FROM WINSOVER ROAD/STATION APPROACH TO PINCHBECK ROAD/WEST ELLOE AVENUE.

THE DISTRICT COUNCIL:

(i) WILL NOT PERMIT ANY DEVELOPMENT WHICH WILL PREJUDICE THE IMPLEMENTATION OF THIS POLICY.

(ii) WILL INCLUDE PROPOSALS FOR THE DEVELOPMENT OF THE WHOLE OF THIS AREA WITHIN THE DEVELOPMENT BRIEF REFERRED TO UNDER POLICY STC 2.

REPRESENTATIONS

Environmental Services: Subject to the installation of quality double glazing and trackside screening, there will be no significant impact on the amenities of the dwelling on noise and vibration.

Applicant: The applicants have submitted an assessment to demonstrate that there will be no serious problems upon the ground or airborne vibration from the adjacent railway track.

ADDENDUM

1 The application was considered at the Planning Committee Meeting of the 24 August 1994, and later at the Plans Sub-Committee at its Meeting on the 5 September 1994.

2 The Plans Sub-Committee resolved to refuse as follows.

(1) *In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved document brief for the area and Policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved development brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with existing development, the railway line and future link road.*

(2) *In the opinion of the Local Planning Authority the distance between the 3 storey units is insufficient and if approved would result in an unsatisfactory level of privacy and overshadowing for future residents.*

(3) *Any further reasons that may be put forward by the County Highways Department.*

3 Since the last Committee resolution my Department has been in discussions with the County Highway Authority, relating to further highway reasons for refusal. The County Council have written confirming that, whilst they do not consider that the new access would be dangerous given the existing configuration of Park Road and its junction with the A16, they accept that the latter would "benefit form some improvement. However, British Rail refused to provide the necessary land, and the Department of Transport indicated it would not fund the improvement". The County Council has further accepted that if the junction between Park Road and the A16 was improved, the proposed new access would lead to highway safety problems. However, given the absence of an improvement scheme, they are unwilling to recommend refusal.

4 Although the County Council are still not prepared to recommend refusal on highway grounds, the acceptance of the shortfalls of the existing junction of Park Road and the A16 have been recognised as have the implications on future improvement scheme that would be posed by the new access. In my view, therefore, it is reasonable that the application should be refused for additional highway reasons. These are set out below, but it has to be recognised that the County Highway Authority would not support the District Council on any subsequent Appeal against the refusal.

5 Given the concerns over highway matters, it is recommended that the Committee resolve that I be instructed to write to the County Highway Authority formally requesting on behalf of the District Council that improvements to the Park Road/ A16 junction be carried out.

RECOMMENDATION

A *That permission be refused for the following reasons.*

1 SCA *In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved development brief for the area and Policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved development brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with existing development, the railway line and future link road.*

2 SCB *In the opinion of the Local Planning Authority the distance between the three storey units is insufficient and if approved would result in an unsatisfactory level of privacy and overshadowing for future residents.*

3 SCC *The proposed access to the development is situated close to the junction of Park Road and A16. This junction is presently unsatisfactory in that vehicles entering Park Road from the Spalding direction of the A16 have difficulty in manoeuvring at the junction, and vehicles waiting to turn right into the A16 from Park Road cause considerable tailback. In the opinion of the Local Planning Authority, the proximity of the proposed access to the Park Road/A16 junction would increase the difficulties experienced by traffic at this junction and would prejudice any future proposals to improve the alignment of the junction of Park Road and the A16.*

B *That the Director of Planning and Building Control Services be instructed to write to the Director of Highways and Planning, formally requesting that junction improvements be carried out.*

24th JANUARY 1995 PLANNING COMMITTEE
NNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0163/90 Mr & Mrs Wright	PJU	Non-Determined as recommended.
2	H07/0696/90 Mr & Mrs Day	DJR	Non-Determined as recommended.
3	H14/0313/92 Mr D W Lewis	PJU	Non-Determined as recommended.
4	H14/0788/92 A J Hansard	DJR	Non-Determined as recommended.
5	H16/0154/94 Brookhouse Ptnr	DJR	Refused plus letter to Highways as recommended. (Flo in Admin for refusal notice
9	H14/0442/94 Mr & Mrs Newham	DJR	Non-Determined as recommended.
10	H16/0877/94 Mr M Yousefian	PJU	Grant as recommended.
12	H13/0964/94 G C H Smith esq	DMG	Grant as recommended.
14	H11/0980/94 Patterns Tpt	DMG	Refused plus enforcement action as recommended. Ltr to applicants explaining that enforcement action has been authorised which will require them to cease using the site for business and reinstate it. It will take a little time for the notice to be served, but they should consider their future action urgently as when it does come into effect only 2 weeks will be given.
17	H04/0990/94 Dray Building Ltd	PJU	Grant as recommended. Add condition re surfacing of rear footpath (Not on Minutes)
21	H23/1082/94 S Goodison	JB	Grant as recommended.
23	H16/1108/94 Mr & Mrs Brown	DMG	Grant as recommended.
25	H13/1133/94 Tinsley Foods Ltd	DMG	Deferred to consider latest representations received.
25	H13/1156/94 Tinsley Foods Ltd	JB	Application Withdrawn.
27	H16/1140/94 MJL Welding and Fabrication	DJR	DPBCS Auth as recommended.
29	H22/1144/94 Mr & Mrs Browne	DMG	Refused as recommended.
30	H14/1145/94 Mr Baker and Mrs Goodman	PJU	Grant as recommended.

31	H14/1150/94 Rooke Agencies Ltd	DJR	Grant as recommended.
33	H14/1151/94 Fast Fruit Distr	PJU	Grant as recommended.
35	H16/1159/94 Mr G Russell	DJR	Refused as recommended.
37	H17/1163/94 Guttridge Services	DJR	DPBCS Auth as recommended, but note pulic representation expiry date.

Date: 25th Jan 95

Signed: .....

N Midlen
Principal Planning Officer

24th JANUARY 1995 PLANNING COMMITTEE
ANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0163/90 Mr & Mrs Wright	PJU	Non-Determined as recommended.
2	H07/0696/90 Mr & Mrs Day	DJR	Non-Determined as recommended.
3	H14/0313/92 Mr D W Lewis	PJU	Non-Determined as recommended.
4	H14/0788/92 A J Hansard	DJR	Non-Determined as recommended.
5	H16/0154/94 Brookhouse Ptnr	DJR	Refused plus letter to Highways as recommended.
9	H14/0442/94 Mr & Mrs Newham	DJR	Non-Determined as recommended.
10	H16/0877/94 Mr M Yousefian	PJU	Grant as recommended.
12	H13/0964/94 G C H Smith esq	DMG	Grant as recommended.
14	H11/0980/94 Patterns Tpt	DMG	Refused plus enforcement action as recommended. Ltr to applicants explaining that enforcement action has been authorised which will require them to cease using the site for business and reinstate it. It will take a little time for the notice to be served, but they should consider their future action urgently as when it does come into effect only 2 weeks will be given.
17	H04/0990/94 Dray Building Ltd	PJU	Grant as recommended. Add condition re surfacing of rear footpath (Not on Minutes)
21	H23/1082/94 S Goodison	JB	Grant as recommended.
23	H16/1108/94 Mr & Mrs Brown	DMG	Grant as recommended.
25	H13/1133/94 Tinsley Foods Ltd	DMG	Deferred to consider latest representations received.
25	H13/1156/94 Tinsley Foods Ltd	JB	Application Withdrawn.
27	H16/1140/94 MJL Welding and Fabrication	DJR	DPBCS Auth as recommended.
29	H22/1144/94 Mr & Mrs Browne	DMG	Refused as recommended.
30	H14/1145/94 Mr Baker and Mrs Goodman	PJU	Grant as recommended.

31	H14/1150/94 Rooke Agencies Ltd	DJR	Grant as recommended.
33	H14/1151/94 Fast Fruit Distr	PJU	Grant as recommended.
35	H16/1159/94 Mr G Russell	DJR	Refused as recommended.
37	H17/1163/94 Guttridge Services	DJR	DPBCS Auth as recommended, but note pulic representation expiry date.

Date: 25th Jan 95

Signed: .....

N Midlen
Principal Planning Officer

24th AUGUST 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/0914/93 Energy from Waste	JB	DPBCS Auth subject to sect 278 agreement and sect 106 obligation as recommended.
8	H09/1167/93 Mr J A Fisher	JB	DPBCS Auth contrary to recommendation. Sect 106 obligation required to ensure no development commences until Building Regulations approved. Wait for minutes.
13	H16/0154/94 Brookhouse Partnership	DJR	Deferred for site visit. Ensure copies of correspondence prior to submission of application are on file. File note required from J Curnock stating what his requirements would be to ensure development brief would not be prejudiced.
15	H09/0331/94 B S & R B Cole	DMG	Deferred for further negotiations with highways.
19	H22/0435/94 Park View Developments	JB	DPBCS Authorised as recommended plus check that hedges/fences will not obstruct highway visibility, condition if necessary. Add contaminated land note to decision notice to warn developers that part of site consists of a filled pit.
21	H05/0444/94 Mrs M Berry	JB	Grant as recommended.
22	H09/0489/94 Mrs G Hamilton	JB	Grant for temporary period as recommended.
24	H14/0535/94 Mr C Flatters	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
26	H09/0540/94 Octavia Estates	JB	Application withdrawn. Will re-submit after negotiations. Meeting to be arranged between case officer, local plans rep and applicant. (Now arranged RJS, MC meeting agent).
29	H06/0548/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
30	H06/0549/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
31	H18/0582/94 Mr & Mrs P Jay	JB	Refused as recommended. Amend reason to include proximity of site to pedestrian crossing.
33	H16/0586/94 Messrs Turners Stores	JB	DPBCS Auth subject to conclusion of sect 278 agreement as recommended. Check if sufficient top soil on bund to allow grass to grow. Liaise with Peter Moore if necessary.

36	H13/0587/94 Mr H H Naylor	DMG	Grant as recommended. Additional conditions required to obtain comprehensive landscaping scheme and delineation of all plot boundaries.
39	H08/0591/94 Mr S Tomlinson	PJU	Grant as recommended.
41	H13/0607/94 Moulton Harrox Educational	JB	Refused as recommended.
44	H16/0615/94 Longhurst Housing Association	DJR	Grant as recommended.
46	H16/0638/94 Minster General Housing Assoc	DJR	Refused as recommended.
48	H04/0657/94 Mr N Revill	PJU	Deferred for site visit.
50	H16/0679/94 Mr R Stanton	DMG	Grant as recommended.

26th Aug 94

Signed: .....

N Midlen
Principal Planning Officer
Development Control

APPLICATION REFERENCE: H16/0154/94 DATE RECEIVED: 21-JUN-94

TYPE: Full

DESCRIPTION: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)

LOCATION: Land off Park Road, Spalding

APPLICANT: Brookhouse Partnership AGENT: G W Associates

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 AUG 1994

RECOMMENDATION

Refuse permission for the following reasons:

1 *In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land to the south and the east, contrary to the aims of the approved Development Brief for the area, and Policies STC2 and T4 of the Spalding & Pinchbeck Local Plan Review.*

2 *In the opinion of the Local Planning Authority, a development of this site in isolation from the larger area of land covered by the approved Development Brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with the existing development, the railway line, and likelihood of future link road.*

COMMENTS

1 Triangular shape site of approximately 0.5 hectares close to the junction of Park Road and Pinchbeck Road. Site adjoins railway line to the west. Proposal is for 13 terraced houses and 2 no. 3 storey blocks of flats.

2 Development site forms part of the approved Development Brief area, which proposes amongst other things a link road between Winsover Road and Pinchbeck Road. The eastern boundary of the application site would abut the anticipated line of the new road.

3 Proposed development of this site in isolation from the land is not considered acceptable, and would prejudice the successful implementation of the Development Brief, and be contrary to Policies STC2 and T4 of the Spalding and

Pinchbeck Local Plan Review. These policies are repeated below.

STC 2

MAJOR RETAILING DEVELOPMENT WILL NORMALLY ONLY BE PERMITTED WITHIN SPALDING TOWN CENTRE AND WITHIN THE PLAN PERIOD MAJOR RETAILING DEVELOPMENT WILL TAKE PLACE WITHIN THE TOWN CENTRE AREA OF THE LAND IDENTIFIED ON THE PROPOSALS MAP.

THE DISTRICT COUNCIL:

(i) WILL PREPARE A DEVELOPMENT BRIEF FOR THIS AREA AND THE ADJACENT AREA TO THE NORTH. THE DEVELOPMENT BRIEF WILL SET OUT TO THE MARKET THE REQUIREMENTS OF THE LOCAL PLANNING AUTHORITY FOR THE CO-ORDINATED AND COMPREHENSIVE REDEVELOPMENT, BY PROVIDING GUIDANCE ON:
   - (a) OVERALL SCALE, USE AND TYPE OF DEVELOPMENT.
   - (b) GENERAL AND SITE SPECIFIC DESIGN, INCLUDING LAYOUT, DENSITY, BUILT FORM AND LANDSCAPING.
   - (c) ACCESS TO THE AREA AND MOVEMENT WITHIN, FOR VEHICULAR, CYCLE AND PEDESTRIAN TRAFFIC, INCLUDING LINKS TO THE TOWN CENTRE.
   - (d) STANDARDS FOR HIGHWAYS, PARKING, OPEN SPACE, LANDSCAPING AND SERVICES.
   - (e) PHASING OF DEVELOPMENT (WHERE APPROPRIATE).
   - (f) DIVISION OF RESPONSIBILITY BETWEEN SERVICE PROVIDERS AND DEVELOPERS FOR THE PROVISION OF INFRASTRUCTURE AND FACILITIES.

(ii) WILL TAKE ALL REASONABLE STEPS TO MAKE THE AREA AVAILABLE FOR DEVELOPMENT.

T4

IN CONJUNCTION WITH NEW DEVELOPMENT IN THE AREA SHOWN ON *THE PROPOSALS MAP, THE DISTRICT COUNCIL SUPPORTS THE* CONSTRUCTION OF A NEW STRATEGIC LINK ROAD FROM WINSOVER ROAD/STATION APPROACH TO PINCHBECK ROAD/WEST ELLOE AVENUE.

THE DISTRICT COUNCIL:

(i) WILL NOT PERMIT ANY DEVELOPMENT WHICH WILL PREJUDICE THE IMPLEMENTATION OF THIS POLICY.

(ii) WILL INCLUDE PROPOSALS FOR THE DEVELOPMENT OF THE WHOLE OF THIS AREA WITHIN THE DEVELOPMENT BRIEF REFERRED TO UNDER POLICY STC 2.

REPRESENTATIONS

Environmental Services: Subject to the installation of quality double glazing and trackside screening, there will be no significant impact on the amenities of the dwelling on noise and vibration.

Applicant: The applicants have submitted an assessment to demonstrate that there will be no serious problems upon the ground or airborne vibration from the adjacent railway track.

Lincolnshire County Council,
Highways and Planning Department,
4th Floor,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr D Roberts

DJR/JJ H16/0154/94

CB/DEBT/2/RCA

08 Feb 1995

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING BY BROOKHOUSE PARTNERSHIP.

I refer to your letter dated 14th November 1994, and our subsequent discussions on the above application. I can advise that the application was considered at the District Councils Planning Committee meeting on the 24th January 1995, when it was resolved to refuse permission for the reasons stated on the enclosed copy decision notice. Your attention is drawn to the reason No 3, which was imposed by the District Council notwithstanding your earlier comments that you would not support this reason at appeal.

The Council's Planning Committee also instructed me to write to you, to formally request that junction improvements at the Park Road/Pinchbeck Road intersection be included in your programme of works, and subsequently be carried out. The District Council maintains the view that this junction is far from satisfactory, and I would hope that your Authority would view the District Council's request favourably.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

G W Associates,
13 High Street,
Great Gonnerby,
Grantham,
Lincs.
NG31 8JS.

Mr D Roberts

DJR/JJ H16/0154/94

07 Feb 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, OFF PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP.

Further to our meeting on the 2nd February 1995, where we discussed the above development particularly in relation to reason for refusal no 2. I would confirm the main points of discussion at the meeting as follows.

We both considered that reason no. 2 could be overcome as a result of amendments to the submitted schemes. We discussed the possibility of realigning the blocks of flats, and reducing their height by 1 storey. By doing this, sufficient distance could be gained between the flat units to ensure sufficient levels of privacy and daylighting for future residents.

We also touched on the outstanding problems relating to reasons of no. 1 and 3. In this respect, it was mentioned that any development of this site in isolation from adjoining land and in the absence of further details relating to proposed road alignments etc would be difficult. We also mentioned possible realignment of the dwellings fronting onto Park Road, and the possible need to reposition the access of Park Road.

I hope this is of assistance, and look forward to hearing from you further in respect of this site.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

LPTC CBS: Offr. DR Date. 3.4.94
Salient points highlighted

11 Gotham Road, EAST LEAKE, Loughborough, Leics. LE12 6JG. TEL: EAST LEAKE (01509) 852454 FAX: (01509) 852195

WKG/EB/BROOK.SPALDING
Our Ref: DJR/JJ H16/0154/94
Your Ref:

N Midlen Esq
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs, PE11 2XE

Dear Sir

PLANNING APPLICATION : RESIDENTIAL DEVELOPMENT - 25 DWELLINGS OFF PARK ROAD SPALDING, FOR BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD

Thank you for your letter of 19th January. We await receipt of a Decision Notice promptly following your Council's Committee Meeting.

In the meantime, and in view of the proposed reason for refusal relating to the location of the three-storey units, please let us know whether your Council has any approved space about buildings standards, and if so, provide us with a copy.

Yours faithfully

ELVIN & CO

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JAN 1995

This firm is regulated by the Law Society in the conduct of Investment Business

Elvin and Co Solicitors,
11 Gotham Road,
East Leake,
Loughborough.
Leicestershire.
LE12 6JG.

Mr D Roberts

DJR/JJ H16/0154/94

WKG/EB/BROOK.SPA

19 Jan 1995

Dear Sir,

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT, 25 DWELLINGS OFF PARK ROAD, SPALDING FOR BROOK HOUSE PARTNERSHIP (MIDLANDS) LTD.

Thank you for your letter dated 16th January 1995 in respect of the above application. I can advise that a further report on this application has been prepared for consideration at the District Councils Planning Committee meeting on 24th January 1995. I enclose for your information a copy of that report, and would draw your attention to the recommendation on page 8.

I regret that this application has taken so long to finalise, but hopefully the Committee will arrive at a final decision at its meeting on the 24th.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

LATE OBS: Offr. PR Date... 18/1
Salient points highlighted

11 Gotham Road, EAST LEAKE, Loughborough, Leics. LE12 6JG. TEL: EAST LEAKE (01509) 852454 FAX: (01509) 852195

Our Ref: WKG/EB/BROOK.SPA
Your Ref: DJR/JJH16/154/94

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1995 DR

16th January 1995

Mr B Smith
Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs, PE11 2XE

Dear Sirs

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS OFF PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP (MIDLANDS) LIMITED

On the 7th September 1994 you wrote to us stating that subject to any comments of the County Highways Department, your Council had resolved to refuse planning permission for the above developments.

At the meeting which took place on the 29th September between our client, Mr Donnelly, our clients' Architect, Mr Wicks, and your Mr Roberts and Mr Curnock, it was again indicated that you were finalising the refusal notice which would be issued shortly.

We confess that we are at a loss to understand why a further 3 1/2 months should have elapsed still without a decision being issued on our clients' planning application.

Irrespective of any future proposals which our clients may submit for development of their land, we are instructed to proceed with an appeal in respect of the present development proposals. Unless therefore we have a formal decision from your Council on our client's application within seven days of the date of this letter, we shall proceed with an appeal based on your Council's failure to determine the application, giving rise to a deemed refusal. In those circumstances we would obviously look to your Committee report as indicative of your Council's attitude to our clients' proposals.

Yours faithfully

ELVIN & CO

This firm is regulated by the Law Society in the conduct of Investment Business

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Director: J. Emmerson

NORTH KESTEVEN D.C.
RECEIVED
16 NOV 1994
DIRECTORATE
OF CUSTOMER SERVICES

Your Ref: DJR/JH H16/0154/94
My Ref: CB/DEVT/2/RCA

Principal Planning Officer (DC)
Planning & Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

For further information contact
Mr C Briggs
Telephone Lincoln (01522) 553127

14 November 1994

Dear Sir

PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING BY BROOKHOUSE PARTNERSHIP

I refer to your letter of 31 October 1994.

I consider the access, as submitted by the applicants serving 25 dwellings, is acceptable bearing in mind the current alignment of Park Road. The extra traffic would not, I consider, exacerbate the current situation bearing in mind that by the time such a development is completed the current A16 will be detrunked and traffic flows should be reduced.

Also, as previously stated in my letter of 12 October there are no plans to improve the junction therefore I cannot refuse the access on grounds that it would be a danger should such improvements ever be carried out.

I appreciate your concerns and as the Planning Authority you can impose whatever reasons for refusal you feel are appropriate. However, such a reason would need to be defended on any appeal and bearing in mind my previous comments I would not be able to support you in any such action. Also if it is considered that the increase in use of this junction is a reason for refusal it would then preclude any further development on Park Road.

I would also point out that I cannot see how the reason you have put forward could be overcome by the applicants which would mean that the site could not be developed at all from Park Road.

Yours faithfully

Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1994 DR

22921.d51

Director of Highways and Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
LINCOLN
LN1 1DN

D.J.Roberts

DJR/JH
H16/0154/94

CB/DEB2/LMS

31 Oct 1994

Dear Sir,

RE: PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING, BROOKHOUSE PARTNERSHIP

In response to your letter dated 12th October 1994, in respect of the above development.

I note your comments regarding the absence of funds for highway junction improvements, but cannot agree that this is justification for committing such an obviously bad development. I am proposing therefore to impose the following reason for refusal, in addition to the planning grounds, on the decision notice for the development:-

> *"The proposed access to the development is situated close to the junction of Park Road and the A16. This junction is presently unsatisfactory in that vehicles entering Park Road from the Spalding direction of the A16 have difficulty in manoeuvering at the junction, and vehicles waiting to turn right into the A16 from Park Road cause considerable tail-back. In the opinion of the local planning authority, the proximity of the proposed access to the Park Road/A16 junction would result in a danger to highway traffic and would prejudice any future proposals to improve the alignment of the junction of Park Road and the A16."*

I would welcome your comments on the proposed reason.

I look forward to hearing from you in the near future in this matter.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

G. W. Associates,
Architectural Design,
13 High Street,
GREAT GONERBY,
Grantham,
Lincs.
NG31 8JS

D.J.Roberts

DJR/JH
H16/0154/94

93109/SCG/PM

31 Oct 1994

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING, FOR BROOKHOUSE PARTNERSHIP

I can advise that my Department is still in discussion with the Lincolnshire County Council, regarding possible highway reasons for refusal for the above development. I shall issue the decision notice for the application as soon as these discussions are finalised.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Director: J. Emmerson

Your Ref: DJR/JJ H16/0154/94
My Ref: CB/DEV2/LMS

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

For further information contact
Mr C Briggs
Telephone Lincoln (01522) 553127

12 October 1994

Dear Sir

PROPOSED RESIDENTIAL DEVELOPMENT AT PARK ROAD
SPALDING ., BROOKHOUSE PARTNERSHIP

I refer to your letter of 7 September 1994 and the subsequent meeting held at your offices on 29 September.

It is considered that the junction of Park Road and Pinchbeck Road would benefit from some realignment. However attempts to do this in the past were set back by British Rails refusal to provide the necessary land.

Bearing in mind the completion of the Spalding Bypass in 1995 I have requested the Department of Transport to provide funds for the improvement of this junction, along with other similar works, as part of their de-trunking programme. However preliminary discussions have indicated that they will not be making such funds available.

Once Pinchbeck Road is de-trunked it is unlikely the County Council would be putting this junction in any programme of improvements bearing in mind the likely reductions in traffic flow on this road.

Obviously if the junction was improved the current access proposals would lead to problems in terms of highway safety.

However unless the Department of Transport are prepared to fund such improvements then I cannot add any highway reasons for refusal of the current application.

Yours faithfully

C Briggs

Director of Highways and Planning

22220.d51

SHDC PLANNING DEPT.
RECEIVED
14 OCT 1994 DR
File Nos.
Please Diarise YES/NO

Sound Advice

G W Associates
13 High Street
Great Gonerby
Grantham
Lincs

Our Ref: SAS/94/15

Date: 6th May 1994

SOUTH HOLLAND D C
PLAN DEPT
06 JUN 1994
REF 154/94

Noise and Vibration Instrumentation
Surveys and Training

19 Preston Road
Lytham, Lytham St. Annes
Lancashire FY8 5BL
Telephone: 0253 796267

Agents for Bruel & Kjær (UK) Ltd

John M Houldsworth MIOA BSc

Report on Anticipated Noise and Vibration levels at the proposed Residential Development off Park Rd. Spalding.

Introduction.

The site is a triangular shape which is bordered on the West side by the Spalding/Peterborough BR line , to the North by Park Road and to the East by some BR land before the Garages ,Industrial buildings and houses on Pinchbeck Road. Rail traffic is very light , comprising generally single coach trains approximately hourly in both directions but separated by about half an hour. There is no Sunday service to affect residents leisure time in gardens etc. and there is no service before 7.00 am or after 21.35 pm.
The purpose of this investigation was to determine if there was a potential noise or ground borne vibration nuisance likely for future residents of the site.

Method.

1. Noise. The measurement of train noise is more usually associated with high speed lines and there is no universally accepted procedure to monitor the effect of this kind of operation. Studies have been made using a traffic noise principle of L10 (18hours) for commuter lines in urban areas but again this does not really apply. One parameter suggested by John Clegg of Bolton MBC in several papers on the subject was the Max RMS level and how this compared with normally occurring levels from traffic,barking dogs etc. This comparison is used in this report.
Other standard parameters such as Leq,L90,L10 were also measured and are detailed in the Results section.
Two microphone positions were used simultaneously . One at standard 1.2 m height and the other much lower to test the screening effect of existing scrub foliage.
2. Vibration. Ground borne vibration levels were measured in line with BS 6472 - 1992 to determine the potential level of Vibration Nuisance. The vibration was deemed to be 'Intermittent' as defined by the Standard for evaluation purposes.

Equipment.

Both Noise and Vibration were monitored using a Bruel & Kjaer Type 2231 Precision Sound Level Meter fitted with module BZ7115 for Statistical Noise Analysis or module BZ7116 for Human Vibration. A Bruel & Kjaer Type 2236 Precision Logging Sound Level Meter was used to store automatically both 5 min and 1 hour measurements. Noise equipment was calibrated using a Bruel & Kjaer Type 4231 Class 1 Acoustic Calibrator and the Vibration system used a Bruel & Kjaer Type 4294 Vibration Calibrator.
A measurement position was chosen at the Southern end of the site to be within 15m of the BR line and therefore at the position of the closest potential dwelling.

Results

Measurements were made from 11.00 am to 14.15 pm.

1. Noise. There was a general background noise from various workplaces, roads, birds etc and this can be seen from an examination of the 5 min. Leq figures shown on Sheet 2 of the Results Appendix. When trains were not passing this showed a very consistent 52/53 dBA increasing slightly over the 12.30 to 13.30 period due to increased road traffic on Pinchbeck Road.
Sheet 1 of the Results Appendix demonstrates the difficulty of applying standard Statistical Analysis techniques to the assessment. If we do not examine the Max L column it would be impossible to be sure from the L10 or L90 results when the trains were actually passing! This begins to point to the eventual report conclusion. The statistical approach was abandoned after 1hr 20 mins although these measurements at the lower position do demonstrate a typical reduction of about 3 dBA in the 5 min Leq caused by foliage screening to all the noise.
Sheet 2 of the Results Appendix shows the variation in 5 min Leq and Max level over the whole measurement period. Clearly, train passing is marked by about 6-7 dBA increase in the Leq and a Max level at least 10dBA above those levels randomly occurring.
Sheet 3 of the Results Appendix shows the effect of the trains on the longer term noise climate. ie. Approximately 1 hr measurements made concurrently with the 5 min samples. These 1 hr Leq results are consistent to 0.1dBA except over the busy lunchtime period when traffic noise adds 2 dBA. These results are also generally within 1 dBA of the 5 min non-train passing samples. A difference of 1 dBA is not perceptible .

2. Vibration. Sheets 4/5/6 of the Results Appendix show the vibration readings that were taken. Several random samples were taken to show the background levels before and after train passing. These are Records 2/3/4/6/8/11/13 and show very consistent low levels in all axes as would be expected.

Results (continued)

Records 5/14 show trains arriving at Spalding and Records 9/12 show trains leaving and these are closer to the proposed dwellings and therefore register higher levels. The dominant axis is clearly the Z axis (Vertical) and the largest value was observed for the train just after 14.00 pm. The other trains showed values for EXPL of only 2 to 3 times the ambient value. To provide for a 'worst case' scenario the largest value will be considered as 'typical' for the purposes of calculation in accordance with the Standards.
Record 12 shows a value of 14.4 mm/s/s for the EXPL over a period of approx 20 secs. This quantity is numerically equal to the parameter referred to as VDV in BS 6472. Using the method referred to in Appendix B ,paragraph B3 for Repeated Exposure to Intermittent Vibration we can derive a daily (deemed to be 16 hours) VDV for the possible 28 train passings.

VDVd = 4th root of (Td/Ti) X VDVi

where Td is the total exposure time for the day and Ti is the single exposure time.
This yields a value of 0.033 m/s(1.75) for the VDVd.

Conclusions.
---

1. Noise. The passing trains at the site do not contribute in any significant way to the overall noise climate and would not normally be considered a noise nuisance under any currently used criteria.

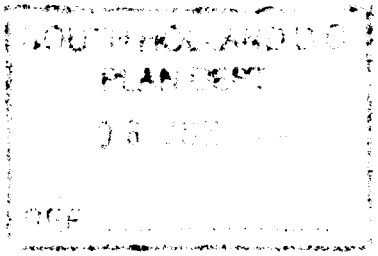
2. Vibration. The level of vibration caused by these slow-moving light trains is such that they cannot be considered to be a potential source of Vibration Nuisance at this site. The level at which BS 6472 suggests that there is LOW probability of adverse comment is between 0.2 and 0.4 . The measured levels in the 'worst case' scenario are 0.033. This is a factor of 10 lower still!

Recommendations.

Standard methods of construction should be adequate to provide an acceptable level of protection from Noise and Vibration from the trains passing the site.
It is worth noting , however , that trains do have a low frequency airborne noise effect which has the effect of shaking large ,loose panes of glass and causing the 'sensation' of vibration in a dwelling. As a precaution it would be wise to ensure high quality double glazing be fitted on the track side of all dwellings .
It would also be useful to provide a screening hedge of at least 3m in height for both privacy and noise reduction reasons.

John M Houldsworth BSc MIOA. 6th May 1994

TECHNICAL RESULTS APPENDIX. 6 SHEETS.



Results: Sheet 1

SET-UP:
Module £: 15 (BZ 7115)
Mic.Corr: + 0.0 dB
S.I.Corr: "FRONTAL"
Pr. Time: 00:05:00 (Times are measurement start times)
Time W. : "F"
Freq.W. : "A"
Rg. (dB): 40.0 - 113.0

Time	MAXL	L(10)	L(50)	(L90)	LEQ	
11:11:23	64.4	55.0	50.5	49.0	52.7	Train passed
11:16:21	62.6	54.5	51.5	48.5	52.1	
11:21:19	93.1	55.0	51.0	48.5	61.2	SLM fell over
11:26:17	63.3	51.0	48.5	47.0	49.1	
11:31:14	56.7	51.5	49.0	47.0	49.7	
11:36:12	58.3	52.0	50.0	47.5	50.2	
11:41:09	60.3	54.0	51.0	48.5	51.9	
11:46:06	61.6	54.5	53.0	49.0	53.0	
11:51:04	58.4	51.5	49.0	46.5	49.5	
11:56:01	55.9	51.0	48.5	47.0	49.1	
12:00:59	62.9	52.5	50.0	48.0	50.6	
12:05:56	78.1	53.0	49.0	47.5	56.9	Train passed
12:10:53	60.9	54.5	49.5	47.0	51.2	
12:15:50	67.0	53.0	51.0	49.0	51.5	
12:20:46	75.3	53.0	49.0	46.5	54.8	Train passed

Results: Sheet 2

B R U E L & K J A E R
S L M T y p e 2 2 3 6

SETTINGS:

F 30-110 dB
RMS: A Peak: L

LOGGED RESULTS: 5 minute measurements. Times are start times.

---

03 May 1994 11:02:59 Pleasant sunshine.Wind from SE.Gusty

hh:mm:ss	Leq [dB]	MaxL [dB]		
11:02:59	59.2	78.0		Train passed.
11:07:59	51.2	60.3		
11:12:59	58.0	78.7		Train passed.
11:17:59	52.4	68.7		
11:22:59	53.1	62.9		
11:27:59	52.3	59.0		
11:32:59	53.5	62.7		
11:37:59	55.3	63.6		
11:42:59	55.0	72.0		
11:47:59	52.7	67.1		
11:52:59	53.1	64.5		
11:57:59	53.9	68.9		
12:03:22	60.3	82.0	P	Train passed.Hourly value recorded
12:08:22	54.3	67.5		
12:13:22	61.2	81.7		Train passed.
12:18:22	52.6	61.3		
12:23:22	53.0	65.4		
12:28:22	54.2	66.6		
12:33:22	53.2	65.2		
12:38:22	55.8	66.4		
12:43:22	55.2	71.5		
12:48:22	55.9	70.6		
12:53:22	57.9	78.9		Train passed.
12:58:22	54.3	69.2		
13:03:22	54.9	69.1		
13:13:16	57.8	79.6	P	Train passed.Hourly value recorded
13:18:16	53.0	60.8		
13:23:16	54.2	69.2		
13:28:16	52.2	61.2		
13:33:16	52.9	63.7		
13:38:16	54.2	64.3		
13:43:16	53.4	67.6		
13:48:16	52.8	64.9		
13:53:16	51.8	63.8		
13:58:16	58.7	79.1		Train passed.
14:03:16	52.9	62.5		
14:10:12	56.9	77.9	P	Train passed.Hourly value recorded
14:15:12	50.2	58.2		

Results: Sheet 3

Nominal hourly recorded levels. Max levels obviously reflect the highest Max level in the Logged 5 minute periods in that hour.

B R U E L & K J A E R
S L M T y p e 2 2 3 6

SETTINGS:

F 30-110 dB
RMS: A Peak: L

RECORD NO.: 1

---

03 May 1994 11:02:59
Elapsed Time 01:00:05

MaxL 78.7 dB
MinL 47.3 dB
Leq 54.8 dB

RECORD NO.: 2

---

03 May 1994 12:03:22
Elapsed Time 01:09:30

MaxL 82.0 dB
MinL 47.6 dB
Leq 56.4 dB

RECORD NO.: 3

---

03 May 1994 13:13:16
Elapsed Time 00:56:47

MaxL 79.6 dB
MinL 47.7 dB
Leq 54.6 dB

RECORD NO.: 4

---

03 May 1994 14:10:12
Elapsed Time 00:12:07
MaxL 77.9 dB
MinL 46.3 dB
Leq 54.5 dB

Results: Sheet 4

02
Start Time: 12:31:53
Stop Time : 12:43:12
Duration : 00:11:17.04

	MAXP	MAXL	EXPL	MINL
X	5.12m	3.92m	3.92m	U_____
Y	4.44m	4.20m	6.68m	U_____
Z	4.82m	3.34m	4.50m	U_____

03
Start Time: 12:43:23
Stop Time : 12:50:05
Duration : 00:06:40.69

	MAXP	MAXL	EXPL	MINL
X	5.28m	4.76m	3.92m	U_____
Y	4.06m	3.74m	6.24m	U_____
Z	7.92m	6.16m	4.94m	U_____

04
Start Time: 12:53:01
Stop Time : 12:55:33
Duration : 00:02:30.20

	MAXP	MAXL	EXPL	MINL
X	4.82m	4.50m	3.18m	U_____
Y	3.92m	3.54m	4.02m	U_____
Z	3.66m	2.33m	2.17m	U_____

05
Start Time: 12:55:39
Stop Time : 12:56:51
Duration : 00:01:10.00

	MAXP	MAXL	EXPL	MINL
X	5.36m	4.88m	3.38m	U_____
Y	3.34m	2.78m	3.30m	U_____
Z	23.8m	13.2m	8.40m	U_____

Results: Sheet 5

06

Start Time: 12:58:36
Stop Time : 13:00:03
Duration : 00:01:25.94

	MAXP	MAXL	EXPL	MINL
X	5.16m	4.76m	3.26m	U_____
Y	3.38m	3.04m	3.54m	U_____
Z	2.78m	1.54m	1.59m	U_____

08

Start Time: 13:08:17
Stop Time : 13:11:04
Duration : 00:02:45.20

	MAXP	MAXL	EXPL	MINL
X	5.48m	4.34m	3.00m	U_____
Y	3.26m	2.98m	3.22m	U_____
Z	5.48m	3.84m	2.62m	U_____

09

Start Time: 13:16:07
Stop Time : 13:17:15
Duration : 00:01:06.97

	MAXP	MAXL	EXPL	MINL
X	5.68m	4.94m	3.70m	U_____
Y	3.96m	3.62m	3.12m	U_____
Z	22.2m	13.1m	11.5m	U_____

11

Start Time: 14:01:52
Stop Time : 14:02:33
Duration : 00:00:39.97

	MAXP	MAXL	EXPL	MINL
X	6.36m	4.72m	3.04m	U_____
Y	2.08m	1.69m	1.44m	U_____
Z	5.00m	3.78m	2.52m	U_____

12

Start Time: 14:02:34
Stop Time : 14:02:55
Duration : 00:00:19.94

	MAXP	MAXL	EXPL	MINL
X	6.84m	5.88m	4.24m	U_____
Y	4.50m	2.50m	2.15m	U_____
Z	23.8m	15.2m	14.4m	U_____

Results: Sheet 6

13
Start Time: 14:08:58
Stop Time : 14:11:30
Duration : 00:02:30.94

	MAXP	MAXL	EXPL	MINL
X	7.24m	4.94m	3.22m	U____
Y	2.64m	2.38m	2.58m	U____
Z	5.80m	3.12m	2.98m	U____

14
Start Time: 14:12:37
Stop Time : 14:13:17
Duration : 00:00:38.97

	MAXP	MAXL	EXPL	MINL
X	100 m	5.04m	3.38m	U____
Y	67.6m	1.81m	1.83m	U____
Z	268 m	9.12m	7.40m	U____

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 5th September, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J.R. Pearl	Mr. J. Clark	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mrs. P.J. Buffham	Mr. A.E. Naylor	Mr. M.C. White
Mr. N.I. Capes	Mr. M.S.L. Rollinson	

The Deputy Director of Administration, the Principal Planning Officer (Development Control) and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors T. Bray, Mrs D.F. Davies, E.N. Davies, J.A. Dobney and Mrs. E.O. Hall-Patch.

498. MINUTES

The Minutes of the meeting held on 25th July, 1994 were signed by the Chairman as a correct record.

499. PLANNING APPLICATIONS - DETERMINATIONS FOLLOWING SITE INSPECTIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant	Proposal
H16/0154/94 Brookhouse Partnership	Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats) on land off Park Road, Spalding.

RESOLVED: (a) Planning permission be refused for the above development subject to (i) the following reasons in lieu of those detailed in the report of the Director of Planning and Building Control Services on the application:-

1) In the opinion of the local planning authority, the proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved development brief for the area and policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved development brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with existing development, the railway line and future link road.

2) In the opinion of the local planning authority the distance between the 3 storey units is insufficient and if approved would result in an unsatisfactory level of privacy and overshadowing future residents.

and (ii) any further reasons which may be put forward by the Lincolnshire County Council following further consultations; and (b) a Development Brief for the area be prepared.

499. PLANNING APPLICATIONS - DETERMINATIONS FOLLOWING SITE INSPECTIONS
(Continued)

Plan No. & Applicant		Proposal
H06/0548/94 Messrs A A Clifton Ltd	O.A.	Dwelling and garage at Chapelgate, Gedney.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H06/0549/94 Messrs A A Clifton Ltd	O.A.	Dwelling and garage at Chapelgate, Gedney.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H04/0657/94 Mr N Revill	Bungalow and garage at Millfield Road, Donington.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services for the same reasons as planning application reference H04/0415/94.

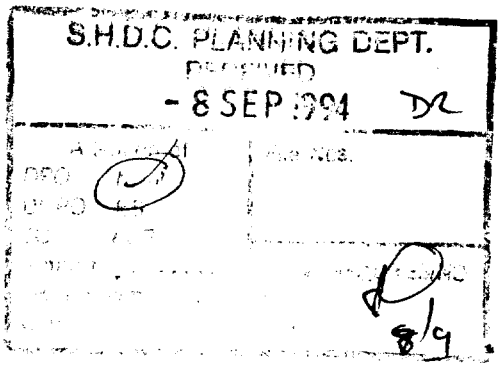
(O.A. denotes outline application).

(End of Minutes)

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your Ref: H1e/1154/94
Our Ref : 9310?/SCB/PM
Date : 07-09-94



Mr D.F. Roberts
Planning Department
South Holland District Council
Council Offices
Priory Rd
Spalding
Lincs
PE11 2XE

Dear Sir,

Ref 25 Dwellings off Park Road, Spalding

Further to our telephone conversation today we understand that the planning committee has visited the site and agreed with your proposal that a refusal be granted subject to two new matters. These new matters being the suitability of the highway site access layout and the proximity of the flats to each other.

Whilst the above two new matters are being checked by yourselves we would ask that the final determination be deferred to enable further discussion to take place.

Yours faithfully

Simon Gilbert

c.c. J. Alexander
A. Donnelly
W. Green
N. Taggart

P15 · 8/9
Correct Minute: not
proposed to defer: decision
Minute: All matters
to be considered in light
of new App.

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

Charlotte House, 19B Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
DX. 13876 Bingham FAX No: (0949) 836611

Our Ref: WG/SF/Brookhouse
Your Ref: DJR/JJ H16/154/94

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs Pe11 2XR

For the attention of Mr D Roberts Faxed on 0775 710772

Dear Sirs

Planning Application, Residential Development of 25 Dwellings off Park Road Spalding for Brookhouse Partnership

In Mrs Green's absence from the office this week, we acknowledge receipt of your letter received yesterday.

We note that reasons for refusal are still to be considered and it would appear therefore that the application has not yet finally been determined. If this is the case, we request that you defer final definition of the application pending further negotiations between our clients and the Council

Yours faithfully

ELVIN & CO

COPY

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 SEP 1994
Area
DPC
DDPO
AO
Acknowledge YES/NO
Discuss with
Copy to
By
Date

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

Charlotte House, 19B Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
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Our Ref: WG/SF/Brookhouse
Your Ref: DJR/JJ H16/154/94

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs Pe11 2XE

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Planning Application, Residential Development of 25 Dwellings off Park Road Spalding for Brookhouse Partnership

In Mrs Green's absence from the office this week, we acknowledge receipt of your letter received yesterday.

We note that reasons for refusal are still to be considered and it would appear therefore that the application has not yet finally been determined. If this is the case, we request that you defer final definition of the application pending further negotiations between our clients and the Council

Yours faithfully

Elvin & Co

ELVIN & CO

S.H.D.C. PLANNING DEPT.
RECEIVED
-9 SEP 1994
DR

OR

Need to be clear on minute intention.

9/9

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Also at 11 Gotham Road, EAST LEAKE, Loughborough, Leics. LE12 6JG TEL: EAST LEAKE (0509) 852454 FAX: (0509) 852195

5th SEPTEMBER 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/0154/94 Brookhouse Partnership	DJR	DPBCS Auth to Refuse. Revised reasons as per DJR file note dtd 24 Aug 94 plus additional reason re distance between 3 storey blocks. Back to Highways and Planning Department advising of decision and considerable problems new access would cause if the existing highly unsatisfactory junction between Park Road and A16 was to be improved. Request any highways reasons to support refusal.
H06/0548/94 Messrs A A Clifton Ltd	DMG	Refused as recommended.
H06/0549/94 Messrs A A Clifton Ltd	DMG	Refused as recommended.
H04/0657/94 Mr N Revill	PJU	Refused contrary to recommendation. Reasons as H04/0415/94.

6 Sep 94

Signed: _____

N R Midlen
Principal Planning Officer
Development Control

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

Charlotte House, 19B Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
DX. 13876 Bingham FAX No: (0949) 836611

Our Ref: WG/SF/Brookhouse
Your Ref: DJR/JJ H16/154/94

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs Pe11 2XE

For the attention of Mr D Roberts Faxed on 0775 710772

Dear Sirs

Planning Application, Residential Development of 25 Dwellings off Park Road Spalding for Brookhouse Partnership

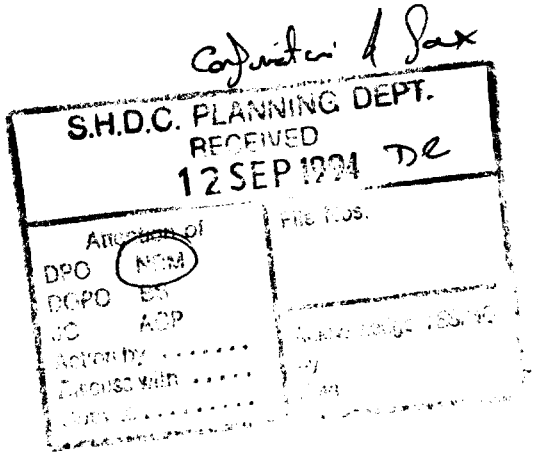
In Mrs Green's absence from the office this week, we acknowledge receipt of your letter received yesterday.

We note that reasons for refusal are still to be considered and it would appear therefore that the application has not yet finally been determined. If this is the case, we request that you defer final definition of the application pending further negotiations between our clients and the Council

Yours faithfully

Elvin & Co

ELVIN & CO



490. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor N I Capes left the meeting following consideration of the above application.)

H16/0638/94 Minster General Housing Association	Conversion of existing first floor accommodation from one flat to two bedsits at 28 Winsover Road, Spalding.

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0154/94 Brookhouse Partnership	Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats) on land off Park Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(The Deputy Director of Planning and Building Control Services reported a letter from the applicants' agents relating to the above application.)

H09/0331/94 B S & R B Cole	O.A.	Residential development, including means of access and demolition of existing dwelling at Battlefields Lane, Holbeach.

(To enable the Director of Planning and Building Control Services to hold further discussions with the Lincolnshire County Council as highways authority regarding the proposed access road in view of Members' concerns that the provision of a link road from Marshlands Drive to Battlefields Lane should be resisted.)

H06/0548/94 Messrs A A Clifton Ltd	O.A.	Dwelling and garage at Chapelgate, Gedney.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H06/0549/94 Messrs A A Clifton Ltd	O.A. Dwelling and garage at Chapelgate, Gedney.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H04/0657/94 Mr N Revill	Bungalow and garage at Millfield Road, Donington.

(Pending a site inspection to assess the suitability of the site for the proposal.)

Elvin & Co Solicitors,
Charlotte House,
19b Market Place,
Bingham,
Nottinghamshire.
NG13 8AB.

Mr D Roberts

DJR/JJ H16/154/94

WG/SF

07 Sep 1994

Dear Sir,

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS, OFF PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP.

In response to your letter dated 1st September 1994, regarding the above applications. I can advise that the application was considered by the Council's Plans Sub-Committee on 5th September. It was resolved that I be authorised to issue a refusal of permission for the following reasons.

"In the opinion of the Local Planning Authority, proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved Development Brief for the area and Policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved Development Brief would result in a fragmented and unco-ordinated development to the detriment of the proper planning of the area, especially having regard to the location of the 3 storey units and their proximity and relationship with the existing development, the railway line and future link road."

It was also resolved to add a further reason relating to the distance between the flats and the effect of this on the levels of privacy and overshadowing.

My Comittee were also concerned over the location of the proposed access, close to the junction with the A16. Accordingly they instructed me to discuss this matter further with County Highways, to

ascertain whether or not further highway reasons could be added. As soon as consultations have been finalised, I shall issue the Decision Notice.

As a separate issue Mr Donalley telephoned me on Tuesday of this week, where I explained the situation to him. Although the discussions were strictly off the record, we considered the merits of a further meeting to see how matters could be progressed. It was left that further contact would be made after the Decision Notice had been issued.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Lincolnshire County Council,
Dept. of Highways and Planning,
Fourth Floor,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr D Roberts

DJR/JJ H16/0154/94

07 Sep 1994

FAO: C Briggs

Dear Sir,

RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS COMPRISING 13 TERRACED HOUSES AND TWO BLOCKS OF SIX FLATS AT PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP.

The above application was considered by the Council's Plans Sub-Committee on the 5th September 1994. It was resolved that I be authorised to refuse permission, on the grounds that it would prejudice the satisfactory development of adjoining land.

The Committee were also concerned over the proximity of the proposed access with the junction of Park Road and the A16. Given that this junction with its almost impossible geometry, is a prime candidate for improvement, the concern was that an access in the proposed location would be hazardous once the junction improvements have been carried out and vehicles speeds around it increased. My Committee have instructed therefore that I ask you to reconsider your advice on the application, and consider whether there are sufficient grounds to add a highway reason for refusal.

In this respect I would welcome your comments on the following matters.

1. In your opinion is their an overriding need to improve the junction of Park Road with the A16.

2. One such improvements included in a programme of works, and if so, what priority has been attached to them.

3. In your opinion would the proposed estate access, if permitted, prejudice the implementation of the proposed junction improvements, given that vehicle speeds would consequently be increased around the corner, and the new access would be close if not on any of the realigned corner.

I would welcome your further comments in the very near future in order that I can finalise and issue the Decision Notice for this application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LATE OBS: Offr..... Date.....
Salient points highlighted

URGENT
Rqd by.....

ELVIN & CO SOLICITORS

M A St J Elvin
Julia M Elvin, B.A.
Wendy K Green, LL.B.

Charlotte House, 193 Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
DX. 13876 Bingham FAX No: (0949) 836611

NIGEL Please ensure that an early letter is sent notifying Item of 5 Sep Sub-Ctte Sub Committee's decision and instructions.

Our Ref: WG/SF/
Your Ref:

1st September 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1994
Attention of: DPO NRM, DOPO BS, JC ACP, action by ....., discuss with ..... DPlo...
Nos.
Acknowledge YES/NO
by
date

Councillor B Alcock
The Chairman of the Planning Committe
81 Postland Road
Crowland
Peterborough PE6 0JB

6/9

Dear Sir

Planning Application reference H16/0154/94
Residential development of 25 Dwellings on land off Park Road Spalding

We act on behalf of Brookhouse Partnership (Midlands) Ltd, who have applied to your Council for Planning Permission for the above development. On the 23rd August it came to our clients' attention that the application was to be reported to your Council's Planning Committee that evening, with an Officer's recommendation that permission be refused on policy grounds as being contrary to the provisions of policies STC2 and T4 of the Spalding and Pinchbeck Local Plan Review and also as prejudicing the successful implementation of the Development Brief. The report came as a total surprise and shock to our clients, in view of the lengthy and positive discussions which had taken place between the Council's Planning Officers concerning development of the site, over the past two years. We set out below details of discussions which have taken place, together with our assessment of the relevant planning policies. Whilst we apologise for the length of this letter, we feel it is important that you, as the Chairman of elected members of the Planning Committee should be fully aware of the background to our clients' application.

Summary of Discussions

1. 16th October 1992, telephone conversation followed by letter to the Council (for the attention of Mr P Udy) enclosing a site plan and confirming the proposed development of the site with high density low cost housing, and requesting details of any planning constraints.

2. 27th January 1993 - letter to the Council (for the attention of Mr Curnock) seeking the Council's initial views on development of the site "prior to acquisition".

3. 3rd March 1993 - reply from Mr Curnock - "I cannot see any objection in principle to the development of the site for a high density residential development....".

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12. 17th June 1993 - formal withdrawal of application for 21 dwellings, and substitution of application for 25 dwellings, as agreed with the Council's Planning Officer.

13. Our clients have approached British Rail, with a view to acquiring their land for inclusion in the scheme. Whilst British Rail expressed positive interest in our clients' approach they advised that the future of the land was affected by the privatization proposals which precluded their being able to dispose of the land until detailed issues relating to disused railway land were clarified. No objection was raised to our clients' planning application.

Applicable Planning Policies

1. Spalding and Pinchbeck Local Plan - approved 1985. This is the approved development plan, albeit that it is no longer up to date.

The site falls within the boundary of development shown on the proposals map, in which policy R1 is to apply:

"Policy R 1 Residential development in Spalding will be permitted generally only within the boundary of development shown on the proposals map"

Para 2.32 dealing with implementation states that "there is a general need to provide a higher proportion of smaller dwellings...."

Policy E5 states "the development of unused underused or derelict land and the reuse of vacant buildings will encouraged".
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FILE NOTE: H16/154/94

Revised Reasons

In the opinion of the Local Planning Authority, the proposed development would prejudice the satisfactory development of adjoining land, contrary to the aims of the approved development brief for the area and policy STC2 of the Spalding and Pinchbeck Local Plan Review. The development of this site in isolation from the larger area of land covered by the approved development brief would result in a fragmented and un-coordinated development to the detriment of the proper planning of the area, especially having regard to the location of the three storey units and their proximity and relationship with existing development, the railway line and future link road.

D J Roberts
24 Aug 94

In the opinion of the Local Planning Authority the distance between the 3 storey units is insufficient and if approved would result in an unsatisfactory level of privacy and overshadowing further residents.

DJR/JJ
H16/154/94

5th Sept 1994

BROOKHOUSE PARTNERSHIP, PARK ROAD SITE.

DJR's response to matters raised in Messrs Elvin and Co's letter dated 1st September 1994.

1. To the best of my recollection I have not been involved in any pre-application discussions over this proposal.

2. I do not recall seeing an indicative layout showing how adjacent land could be developed (their first point 1).

3. The request for further information was sent in order that I could besatisfied that these details were capable of being satisfactorily resolved. In this respect the application was for full permission, and I considered the details essential before ~~being~~ the application could be determined (their first point No 10).

4. Although not party to any previous discussions, I presume that these were on a without prejudice basis and were concerned with broad principles of development, perhaps JC can clarify. (Their conclusion No 4).

5. I think the writer is making too much of an issue out of policy. The reasons go beyond this single issue.

6. The writer has introduced the phrase "not prevent the future development of the adjoining land", at conclusion No 6. The reason for refusal does not say this, the phrase is "would prejudice".

7. Writer fails to refer to a lengthy phone conversation between DJR and Mrs Green on the 24th August. RJS was immediately briefed of this. (Their conclusion No 6).

8. I can state that the question of land ownership never entered my mind. To this date I am still uncertain as to what land the Council owns.

9. Generally, the issues are balanced, in this respect it was not until I had discussed the application at some length with JC, that I finally decided to draft a report recommending refusal. JC specifically requested that any reason should include specific reference to both policies as originally quoted.

D J Roberts
Senior Planning Assistant

LATE OBS: Offr..... Date.....
Salient points highlighted

URGENT
Rqd by.....

ELVIN & CO SOLICITORS

M A St J Elvin
Julia M Elvin, B.A.
Wendy K Green, LL.B.

Charlotte House, 193 Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
DX. 13876 Bingham FAX No: (0949) 836611

NIGEL Pl. ensure that an early letter is sent, notifying Item of Sub Committee's decision and instructions. 5 Sep Sub-Cttee

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1994
Attention of Nos.
DPC NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
DPlo...
Acknowledge YES/NO
by
date

Our Ref: WG/SF/
Your Ref:

1st September 1994

Councillor B Alcock
The Chairman of the Planning Committe
81 Postland Road
Crowland
Peterborough PE6 0JB

Dear Sir

Planning Application reference H16/0154/94
Residential development of 25 Dwellings on land
off Park Road Spalding

We act on behalf of Brookhouse Partnership (Midlands) Ltd, who have applied to your Council for Planning Permission for the above development. On the 23rd August it came to our clients' attention that the application was to be reported to your Council's Planning Committee that evening, with an Officer's recommendation that permission be refused on policy grounds as being contrary to the provisions of policies STC2 and T4 of the Spalding and Pinchbeck Local Plan Review and also as prejudicing the successful implementation of the Development Brief. The report came as a total surprise and shock to our clients, in view of the lengthy and positive discussions which had taken place between the Council's Planning Officers concerning development of the site, over the past two years. We set out below details of discussions which have taken place, together with our assessment of the relevant planning policies. Whilst we apologise for the length of this letter, we feel it is important that you, as the Chairman of elected members of the Planning Committee should be fully aware of the background to our clients' application.

Summary of Discussions

1. 16th October 1992, telephone conversation followed by letter to the Council (for the attention of Mr P Udy) enclosing a site plan and confirming the proposed development of the site with high density low cost housing, and requesting details of any planning constraints.

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The Application Site lies outside the area of the Town Centre defined by Policy STC 1

The Policy continues:

"The District Council:

(i) Will prepare a Development Brief for this area and the adjacent area to the North..."

The area to the north referred to in Policy STC 2 (i) is shown on the proposals map as including the land lying immediately to the east of our clients' land, being British Rail and Council owned land but excluding our clients' land. Policies STC2 and T4 are stated to refer to this land.

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PPG 1 - para 5 - contains the well known guidance that the "Planning system fails in its function whenever it prevents inhibits or delays development which should reasonably have been permitted. It should operate on the basis that applications for development should be allowed having regard to the development plan and all materials considerations unless the proposed development could cause demonstrable harm to interests of acknowledged importance." The Guidance goes on to state at paragraph 6 "it is not the function of the Planning System to interfere with or inhibit competition between users and investors in land...."

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Conclusions

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We trust that having taken all of the above points and the result of the site visit into account, you Council will feel able to approve our clients' application.

Yours faithfully

ELVIN & CO

Copy to: Mr B Smith, Chief Planning Officer
Brookhouse Partnership (Midlands) Ltd

ELVIN & CO SOLICITORS

M A St J Elvin
Julia M Elvin, B.A.
Wendy K Green, LL.B.

Straight Bats Ltd
URGENT
Rec'd by

Charlotte House, 19 Market Place, Bingham, Nottinghamshire NG13 8AP. TEL: (0949) 836836
DX. 13876 Bingham FAX No: (0949) 836611

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1994 DR
Acknowledge YES/NO
by
Date

Our Ref: WG/SF/
Your Ref:

1st September 1994

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This firm is regulated by the Law Society in the conduct of investment business
Associated Solicitors Practice, 11 Station Road, EAST LEAKE, Loughborough, Leics LE12 6LS TEL: EAST LEAKE (0509) 852454 FAX: (0509) 852454

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old Para 9

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appeal, which would be made. Their attitude in part justifies action cost incurred in further lines request.

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We trust that having taken all of the above points and the result of the site visit into account, you Council will feel able to approve our clients' application.

Yours faithfully

ELVIN & CO

Copy to: Mr B Smith, Chief Planning Officer ✓
Brookhouse Partnership (Midlands) Ltd

VB

decision to Before taken
after any discussion with
I.e. Before Report drafted.
He was subject with draft Report
I suggested Report should Refer
to 2 no Policies specified in
Original Report.

Main Craig
3 Avenue Road
Grantham
Lincolnshire
NG31 6TA

Mr J Curnock

JC/LAB/F.1710

3 March 1993

F.A.O. Mr M F Kelby.

Dear Sir

Site Off Park Road, Spalding.

Further to my telephone conversation with Mr Kelby I believe that it would be advantageous to prepare a survey of the site as there is an awkward junction arrangement that needs taking into account although the Highway Authority feel there is scope for gaining access in the middle of the site. To satisfy them a measured drawing 1/500 scale is required. I enclose a site plan to assist you.

I cannot see any objection in principle to the development of the site for a high density residential development but your client may wish to consider alternative uses in connection with the overall redevelopment proposals contained in the documents that I have sent you previously.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
Local Plans

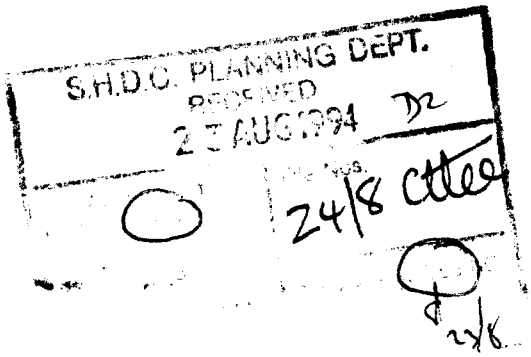
Enc

G.W. ASSOCIATES

ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94
Our Ref :93109/SCG/NMG
Date :19-8-94



Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir,

Re: 25 DWELLINGS OFF PARK ROAD, SPALDING.

Further to our last telephone conversation we write to clarify the matter of density on the above site by enclosing a copy letter from Mr Curnock of your department dated 20th September 1993.

During our earlier discussions with Mr Curnock concerning this site he advised us by telephone on 17th May 1993 that due to the proximity of the site to the town centre a density of around 20 to the acre would be acceptable, subject to site shape and access road position. The site area is 1.2 acres thus making us only one dwelling away from his initial advice.

We would be pleased if these documents could accompany the application to the committee on 24th August 1994 in order to clarify the position.

Yours faithfully,

Simon Gilbert.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

RECEIVED
21 SEP 1993

M Taggart Esq
P.M.S.
3 Avenue Road
Grantham
Lincs

Your Contact: Mr J Curnock
Our Ref: JC/LAC/1710
Your Ref:
Date: 20 September 1993

Dear Sir

Former B.R. Land, Park Road, Spalding.

May I refer to my meeting with Mr Kelby and Ms Green on the 8 September 1993. Firstly can I report that Mr C Briggs has had another look at the site and considers the access arrangements shown on your plan to be acceptable.

Secondly may I take this opportunity to put in writing matters which I have previously raised with Mr Kelby. You have a plan in your possession outlining the Council's policy on the comprehensive redevelopment of the area from Station Approach/ Winsover Road to West Elloe Avenue/Pinchbeck Road. Your client's land forms part of that comprehensive approach. The District Council as both land owners and as a local planning authority are obviously concerned over the future development of both your and its land. As the road proposals outlined on the Council's plan are developed, the site at its northern end will assume a very high profile and it is considered that it would be suitable, in principle, for some sort of commercial development e.g. retail store, fast food restaurant with travel lodge. There is no objection, in principle, to residential development but a high quality, high density scheme may seem more appropriate than a lower density, lower market and approach.

The Planning Authority's view is that the development of this site should be approached in a comprehensive manner and perhaps I could invite you to consider your position and let me know how you wish to proceed.

Yours faithfully

Jim Curnock

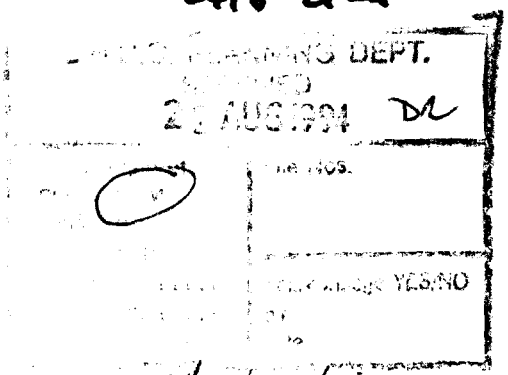
J Curnock
Principal Planning Officer (Local Plans)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

24/8 dlw

Your ref:H16/0154/94
Our Ref :93109/SCG/NMG
Date :19-8-94



Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

I need to discuss with DJR & JC today, if-
possible prior to Cttee. 23/8

Dear Sir,

Re: 25 DWELLINGS OFF PARK ROAD, SPALDING.

Further to our last telephone conversation we write to clarify the matter of density on the above site by enclosing a copy letter from Mr Curnock of your department dated 20th September 1993.

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PP

Simon Gilbert.

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING & BUILDING CONTROL DEPARTMENT
BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

RECEIVED
21 SEP 1993

M Taggart Esq
P.M.S.
3 Avenue Road
Grantham
Lincs

Your Contact: Mr J Curnock
Our Ref: JC/LAC/1710
Your Ref:
Date: 20 September 1993

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Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer (Local Plans)

Planning & Building Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
...ncil Offices,
...ory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0154/94

Applicant: Brookhouse Partnership
(Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)

Location: Land off Park Road Spalding
Lincs

Type: FULL

23-JUN-94

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

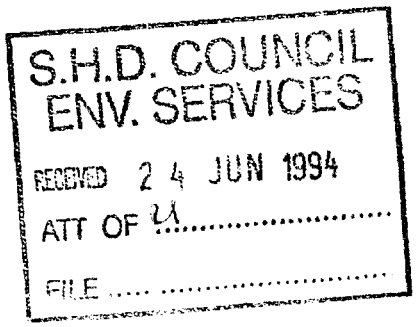
I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

Your comments should be sent to me by 07-JUL-94 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Dir of Environmental Services
South Holland District Council



EJ

HIGHWAYS AGENCY

Cranbrook House
Cranbrook Street
Nottingham NG1 1EY
Facsimile 0602-~~799745~~ 352653
Switchboard: 0602-350602
GTN: 6202

Direct Line: 352469

My Ref:
EMRT F246236
Your Ref:
H16/0154/94

Date: 29th July 1994

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2EX

For the attention of D J Roberts Esq

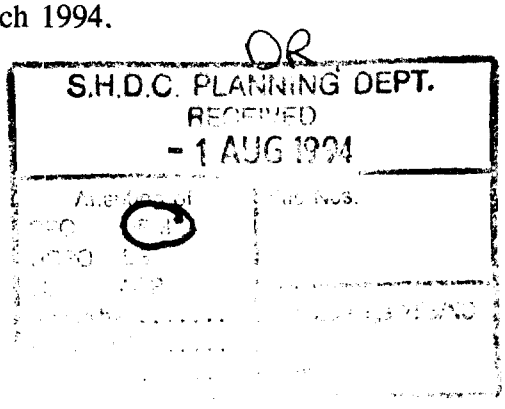
Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS
(13 TERRACED HOUSES AND 2 BLOCKS OF 6 FLATS) AT
LAND ON SOUTH EAST SIDE OF PARK ROAD, SPALDING
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

Thank you for the detailed application dated 23 June 1994 in respect of the above-mentioned development. In accordance with Town and Country Planning General Development Order 1988 you have chosen to seek our advice under Article 18.

I would not wish to raise objection to the development as shown on the deposited revised plan, drawing number 93109/01 revision E dated 21 March 1994.

Yours faithfully

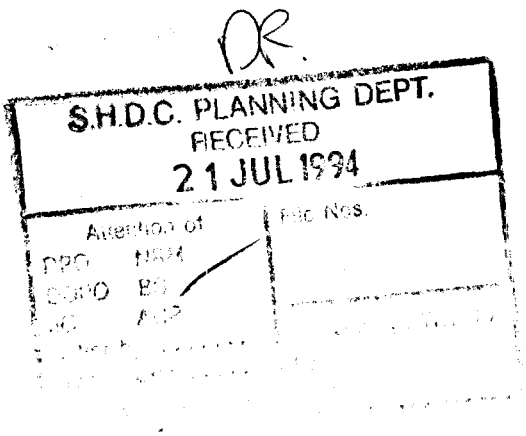


J J BACH
Lincolnshire Area Team

cc:- The Director of Highways and Planning, Lincolnshire County Council

Our Ref: GT/94/1/SH/0176
Contact: Gill Thornalley

15 July 1994



NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. H16/0154/94
PROPOSAL: PRIVATE HOUSING DEVELOPMENT FOR 25 DWELLINGS
LOCATION: PARK ROAD, SPALDING
APPLICANT: BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD

I refer to your consultation received on 8 July 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: Surface water drainage shall be connected to the public surface water sewer.

REASON: To ensure satisfactory drainage of the site.

This Authority has no objection to the proposed development, as submitted.

The following planning informatives should be attached to any planning permission granted:-

Printed on Recycled Paper

GRAINGER DAVIES Regional General Manager

Northern Area, Aqua House, Harvey Street, Lincoln, LN1 1TF. Tel: (0522) 513100 Telefax: (0522) 512927

NRA

Planning Informatives

The site is within the Welland and Deeping Internal Drainage Board's area and the IDB's byelaws apply.

A copy of this letter has been sent to the agent.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

cc G W Associates, 13 High Street, Great Gonerby, Lincs NG31 8JJ

EMF

LEJ

HIGHWAYS
AGENCY

Cranbrook House
Cranbrook Street
Nottingham NG1 1EY
Facsimile 0602-7[illegible]xxx 352653
Switchboard: 0602-350602
GTN: 6202

Direct Line: 352469

My Ref:
F246236
Your Ref:
H16/0154/94

Date: 15 July 1994

The Director of Planning and Building
Control Services
Planning and Building Control Department
South Holland District Council
Council Offices, Priory Road
SPALDING
Lincolnshire
PE11 2XE

For the attention of D J Roberts

Dear Sir

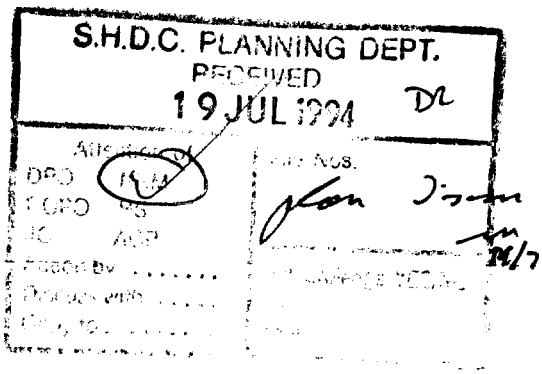
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS (13 TERRACED HOUSES AND 2 BLOCKS OF 6 FLATS) ON LAND SITUATED OFF PARK ROAD, SPALDING, LINCOLNSHIRE

I refer to the full application for the above proposal dated 23 June 1994.

In order that an inspection of the site can be carried out, I should be grateful if you would grant an extension of time.

Yours faithfully

J J BACH
Lincolnshire Area Team



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 6.7.94

OUR REF: JC/SS/PC

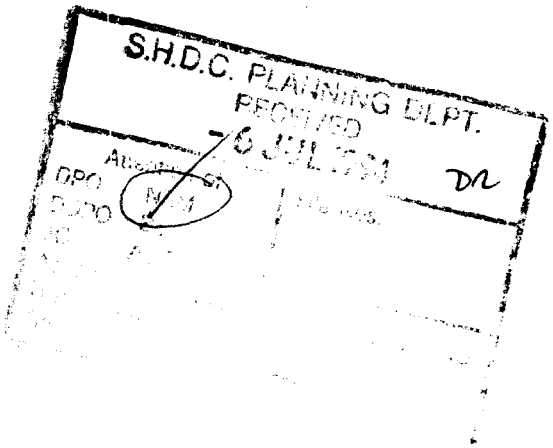
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/0154/94
Residential development, Park Road

I write further to the noise and vibration assessment which confirms that subject to the installation of quality double glazing to BS5713 standard and trackside screening there will be no significant impact.

The design and layout of the dwellings does afford some protection and I would suggest that these measures are conditioned.

M Director of Environmental Services



Lincs Free Press Tuesday 28th June 1994

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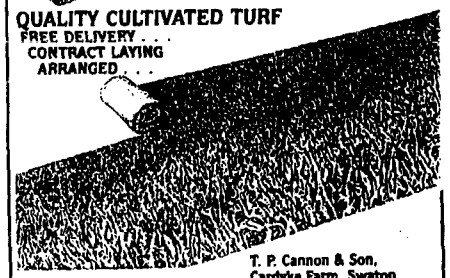


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PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

[redacted]house Partnership — FULL
Residential development of 25 dwellings (13 terraced houses and two blocks of six flats)
Land off Park Road, Spalding, Lincs.

H16/0586/94
Messrs Turners Stores — FULL
Proposed chilled store
Brooks Farm, Barrier Bank, Cowbit, Spalding, Lincs.
The following application(s) do not accord with the provisions of the relevant Development Plan.

The following application(s) do not accord with the provisions of the relevent Development plan.

H15/0434/94
S. & R. Bingham — OUTLINE
Erect dwelling and garage in connection with existing nursery
Sarah Gate, Quadring, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H11/0487/94
Miss S. J. Downes — FULL
Alterations and repairs
28 Market Street, Long Sutton, Spalding, Lincs.

H15/0569/94
Mr P. R. Jackson — FULL
Erect general purpose agricultural building
Halifax Farm, Quadring Bank, Gosberton Westhorpe, Spalding, Lincs.

H16/0580/94
TSB Bank plc — FULL
Installation of new shop front
TSB Bank, Sheep Market, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

June 28, 1994.

SOUTH HOLLAND DISTRICT COUNCIL
9h9235 187/507 LF28-6

SELL IT FAST! JUST RING SPALDING 725484

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0775 640573 after 6pm
DSP9279

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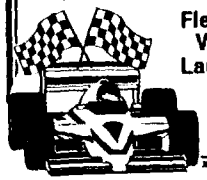
Constituency
QUENTIN DAVIES MP
SATURDAY, JULY 2nd
Spalding Constitutional Club, Broad Street, Spalding at 9.30am, and Conservative Offices, North Street, Bourne at 11.30am
Please telephone 0778 421498 during office hours to arrange an appointment
DSP4934a



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PK

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H 38

To: SOUTH HOLLAND District Council

Application Reference H16/0154/94

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

LAND OFF PARK ROAD, SPALDING

3. Name, classification and number of road

II

4. Date application referred (amended) ~~17-2-94~~ 30-6-94

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use including access details

RESIDENTIAL DEVELOPMENT

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. (b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 30-6-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:– Relating to amended plan 93109/01 E.

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C2

(2) C2 (A1)

(3) C3

(4) C4 - - - - 30m

(5) FC4.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C2

(2) C2 (A1)

(3) C3

(4) C4

(5) FC4

Note:– use continuation sheet(s) as necessary.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3872
Date received : 10-FEB-94

Received from

Brookhouse Partnership (Mids).

Address

Land off Park Road
Spalding

Fee paid	£	560.00
VAT	£	0.00
Total received	£	560.00

Cash/Cheque : Cheque

Signed..... K. Lowe .....
(Authorised Collector)

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4454
Date received : 21-JUN-94

Received from

G W Associates

Address

Park Road
Spalding

Fee paid	£	420.00
VAT	£	0.00
Total received	£	420.00

Cash/Cheque : Cheque

Signed.....K. Lowe.
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Brookhouse Partnership
is applying to the Council for planning permission for the following:

Reference No: H16/0154/94
Description: Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats)
Location: Land off Park Road
Spalding
Lincs

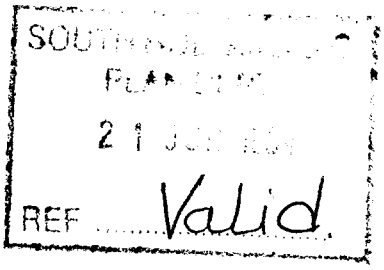
Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 19-JUL-94
Any observations should be sent to me by 19-JUL-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

28-JUN-94

SOUTH HOLLAND DISTRICT COUNCIL

G W Associates
13 High Street
Great Gonerby
Grantham
Lincs
NG31 8JS



Mr A C Pickering

ACP/LAC
H16/0154/94

17 June 1994

Dear Sir

Residential Development, Park Road, Spalding.

I have recently received your letter dated 9 May 1994, and acknowledge receipt of the information on noise as requested. This would be sufficient to validate the original application for 21 dwellings.

However, rather than do that, my understanding of your requirements is that your current drawing relating to 25 dwellings in their new locations represents the scheme you wish to proceed with, and I am therefore treating your letter as an instruction to withdraw the previous applications and simultaneously submit a new application relating to the 25 dwellings (and accompanied by the noise report).

To proceed further, however, this latest application requires further 'correction' before becoming a valid submission. Would you therefore please let me have:

(a) application forms completed to reflect the latest 25 dwelling scheme.

(b) site layout plans completed by edging red the site (3 copies returned for your use).

(c) a further fee of £420.00. While the fees already submitted are acceptable in principle, this fee adjustment is related to the change in fee tables since the original submission, and cannot be avoided. (The alternative

approach would have involved a new total fee of £3,500.00).

Yours faithfully

A C Pickering
Principal Administrative Officer

Enc

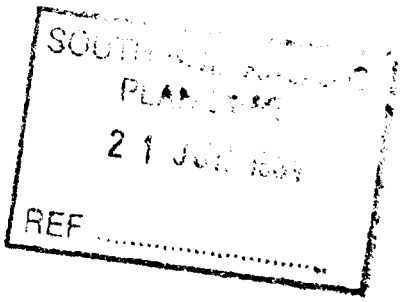
Valid.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref: SCG/NG
Date : 20-6-94

Mr A.C.Pickering,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.
Lincs.
PE11 2XE



Dear Sir,

Re: RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING

Further to your letter of 17th June 1994 we hereby enclose the following items to ease your processing of the above application :-

a) Three marked up copies of drawing number 9309/01 rev E showing land ownership

b) Four copies of application form showing the application is for 25No dwellings

c) 1No additional fee cheque for £470.00

We trust that there is no reason why this application cannot now be processed smoothly.

Could you please send us a revised planning application fee structure sheet. ✓done 22/6.

Yours faithfully

Simon Gilbert

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94 & H16/1229/93
Our ref :9310?/SDG/NMG
Date :9-5-94

Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND D.C.
PLANNING
06 JUN 1994
REF .....

Dear Sir,

Re : RESIDENTIAL DEVELOPMENT FOR 25 DWELLINGS OFF PARK ROAD, SPALDING.

Further to your letters of 14th & 18th February 1994, copies enclosed, we hereby enclose a copy of a specialist's report and survey results from Sound Advice which is intended to clarify the reservations you have concerning ground and air borne vibration due to close proximity to the railway. The above survey suggests that there are minimal problems that will be caused by the railway upon residents.

We have undertaken percolation tests and had discussions with Anglian Water Authority, National Rivers Authority and Welland and Deeping internal drainage board. Consequently we have decided to drain the surface water form the site through a new piped drain discharging into Pennygate Drain.

We trust that the above clarifies the points raised, and that now the application can now proceed without further delay.

During the interim period of delay while we were clarifying the above points we have had discussions with your Highways Department with a resultant minor redesign of the site layout to accommodate their requirements. We therefore enclose five copies of drawing numbers 9310?/01 rev E and 9310?/04 rev B.

Could you please advise Mr A.C. Pickering of your administration department that our current application for 25 dwellings wholly supersedes our previous submission for 31 dwellings, therefore the current fees submitted should be adequate.

Should you have any queries then please do not hesitate to contact the undersigned.

Yours faithfully



Simon Gilbert

G W Associates
13 High Street
Great Gonerby
Grantham
Lincs
NG31 8JS

Mr A C Pickering

ACP/LAC/H16/0154/
94 & H16/1229/93
SCG/NMG

28 February 1994

Dear Sir

Residential Development, Off Park Road, Spalding.

I refer to your letter of 24 February 1994 in connection with our request for additional fees.

The request is correct, in that the development as applied for in your second application relates to the erection of 12 dwellings, for which a total fee of £1680 is payable.

By submitting the second application for what are now plots 14 to 25, it has been assumed that you wish this to be considered in parallel with the earlier application for 21 dwellings in its original form. Given that both applications remain held for further information you could if you wish combine the applications (at the time the additional information is submitted) so that there is one submission for 25 dwellings, and the fees paid to date would then be appropriate. If, however, you would prefer to keep the two elements separate, then the additional fee should be paid instead.

I trust this clarifies the situation.

Yours faithfully

A C Pickering
Principal Administrative Officer

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94
Our ref :SCG/NMG
Date :24-2-94

Mrs Lowe
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE.

Dear Madam,

Re: SUBSTITUTION OF 12 HOUSES IN LIEU OF 8 ON LAND OFF PARK ROAD, SPALDING.

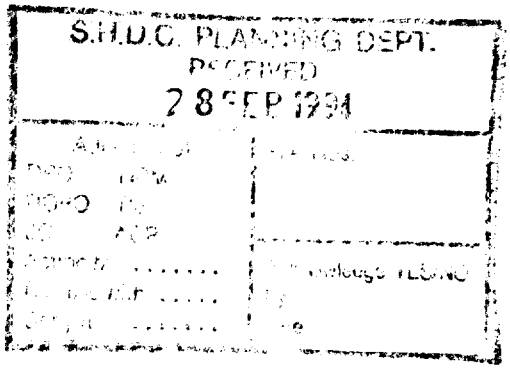
Further to your letter dated 23rd February 1994 requesting an additional fee of £1120.00 to cover the eight houses we are superseding, we would point out that the partial planning application for 21 dwellings has not been dealt with yet. We would refer you to your departments letter of 14th February 1994 which states that no work can be done on the project until further information is received.

We trust that now you are in possession of this information there will no longer be a requirement for us to pay twice for a service we have yet to received once.

Yours faithfully,

Simon Gilbert.

cc. M.Taggart.



BRIA.. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0154/94

Applicant: Brookhouse Partnership
(Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Erection of two blocks of six flats

Location: Land off Park Road
Spalding
Lincs

Type: FULL

Date received: 10-FEB-94

23-FEB-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A further fee of £1120.00 is required (based on the erection of 12 dwellings).

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

.IAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0154/94

Applicant: Brookhouse Partnership
(Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Erection of four dwellings

Location: Land off Park Road
Spalding
Lincs

Type: FULL

Date received: 10-FEB-94

18-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

Principal Planning Officer

BP

IAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/0154/94

1 An assessment of anticipated noise levels and ground borne vibration together with details of any construction or insulation measures deemed necessary, to satisfactorily overcome noise or vibration problems.

2 Details to demonstrate that a satisfactory means of surface water disposal can be achieved.

RIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0154/94

Applicant: Brookhouse Partnership
(Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Erection of two blocks of six flats

Location: Land off Park Road
Spalding
Lincs

Type: FULL

Date received: 10-FEB-94

23-FEB-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A further fee of £1120.00 is required (based on the erection of 12 dwellings).

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

IAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0154/94

Applicant: Brookhouse Partnership
(Midlands) Ltd
3 Avenue Road
Grantham
Lincs

Agent: G W Associates
13 High Street
Great Gonerby
Grantham
Lincs NG31 8JS

Description: Erection of four dwellings

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
PSF

Location: Land off Park Road
Spalding
Lincs

Type: FULL

Date received: 10-FEB-94

18-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

DJ Roberts
Principal Planning Officer

...AN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/0154/94

1 An assessment of anticipated noise levels and ground borne vibration together with details of any construction or insulation measures deemed necessary, to satisfactorily overcome noise or vibration problems.

2 Details to demonstrate that a satisfactory means of surface water disposal can be achieved.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our ref :SCG/NMG
Date :8-2-94
Your ref:H16/1229/93

SOUTH HOLLAND D.C.
PLAN DEPT.
10 FEB 1994
REF ....0154/94..

Mr.D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Dear Sir,

Re : PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF PARK ROAD,SPALDING

Further to our current planning application which you are presently addressing we hereby enclose a further four copies of drawing number 93109/04 rev A which shows our minor elevational revisions to plots 1-13 inclusive. We also propose the re-siting of the parking bay immediately adjacent the rear garden of plot 10 to the opposite corner of the same parking court, as shown on the accompanying drawing number 93109/01 rev C intended mainly for use in the following item.

We hereby enclose our proposed substitution of house types on previous plots 14-21 inclusive to form plots 14-25 inclusive. Our application comprises the following information:-

a) Four copies of planning application form,including Certificate A.

b) One fee cheque for £560.00(Five hundred and sixty pounds.).

c) Four copies of drawing numbers 93109/01 rev C
93109/09

d) One coloured copy of drawing number 93109/01 rev C.

We feel that this partial substitution of houses with integral increase of density to be more in line with earlier comments received from the Planning Department.

We hope that you find our proposal acceptable but should you require any further information then please do not hesitate to contact the undersigned.

Cont..

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Could you please forward to us a full set of blank planning application forms for future use.

Yours faithfully,



Simon Gilbert.

cc. M.Taggert-P.M.S.
W.Green
A.Donnelly
J.Alexander

cc Director of Planning & Building Control, SHDC, Council Offices, Priory Road, Spalding - FAO D Roberts ✓

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: SCG/NMG
My Ref: CB/DEVT/2/AM

G W Associates
13 High Street
Great Gonerby
Grantham
Lincs
NG31 8JS

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAR 1994 DR
Action by
DPO NEM
Files Nos.

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

25 March 1994

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING

I refer to your letter and amended plan dated 17 March and the subsequent telephone conversation between Messrs Gibert and Briggs on 21 March.

As discussed there are 2 minor amendments required in order for the development at the end of this cul de sac to be acceptable, which are:-

(1) Visibility to be provided for the vehicles leaving the parking area and

(2) The realignment of the visitor parking spaces opposite.

Also, due to the length of road now to be considered for adoption the turning head is required further south as indicated on the attached plan. This facility could be provided on the east side of the road if an agreement can be reached with the adjoining landowner.

Yours faithfully

CB

pp Director of Highways and Planning

Please file
in current log 4. Apps.

DR 29/3

17219.d41

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:CB/DEVT/2/AM
Our ref :SCG/NMG
Date :17-3-94

Mr C.Briggs
Highways Department
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN.

Dear Sir,

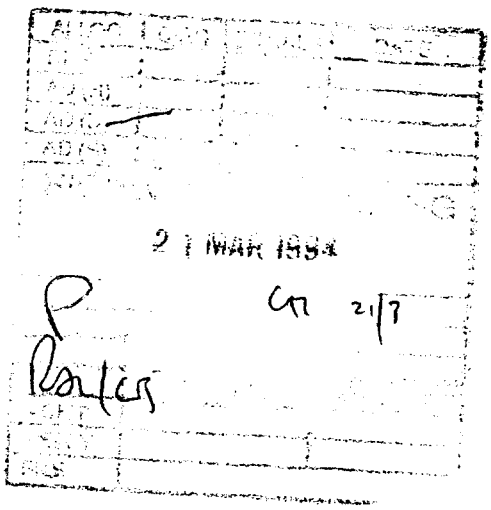
Re: PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING.

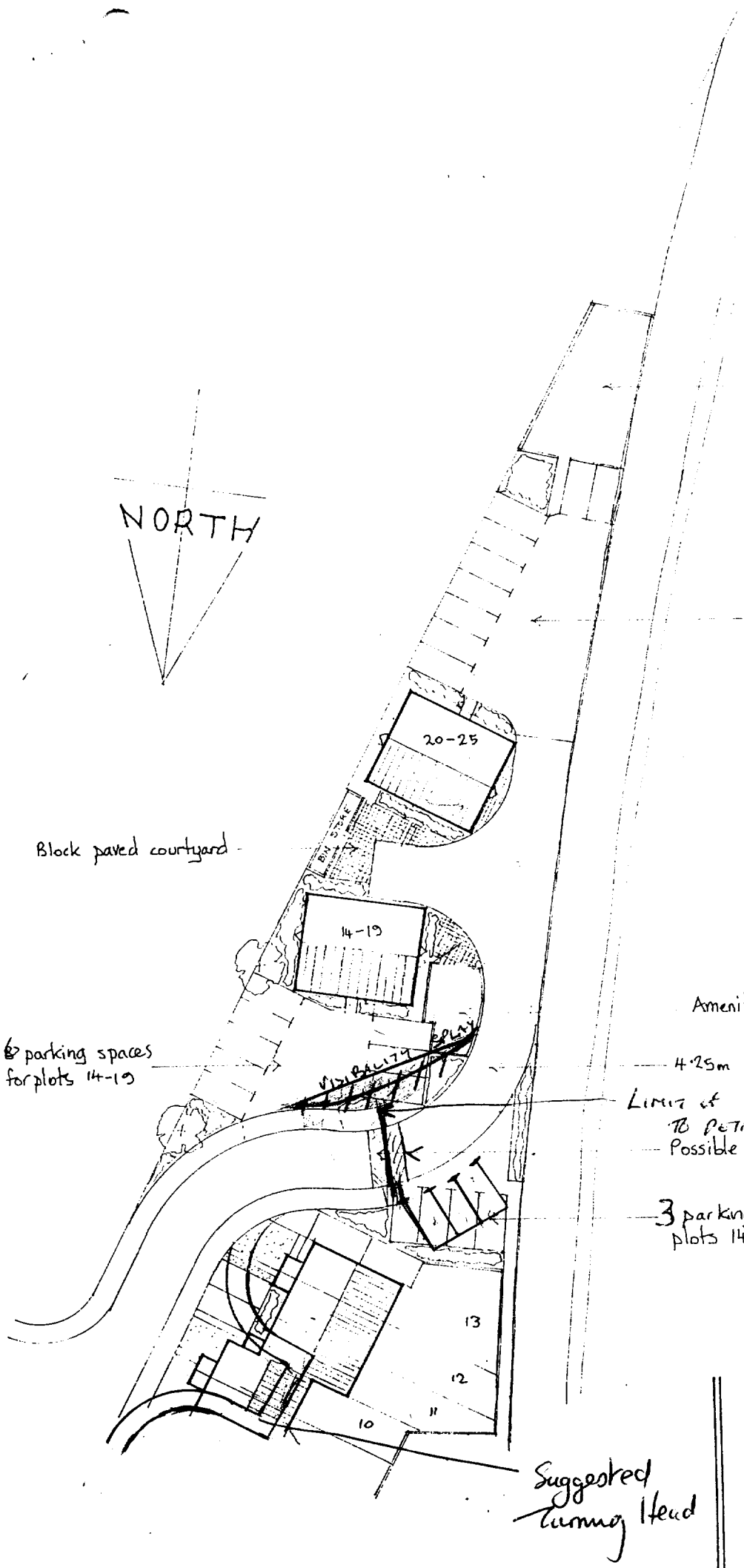
Further to your letter of 10th March 1994 and our subsequent telephone conversation we hereby enclose our A4 part layout proposal for plots 11-25 showing an alternative road layout including the same number and types of dwellings as previously submitted. We would be pleased to receive your detailed comments regarding the road and parking designs.

We look forward to hearing from you.

Yours faithfully,

Simon Gilbert.





G. W. ASSOCIATES

ARCHITECTURAL DESIGN

RESIDENTIAL DEVELOPMENT OFF PARK ROAD SPALDING

REVISED PROPOSAL FOR PLOTS 11-25

1:500 16-3-94

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel 0476 75056

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

FACSIMILE TRANSMISSION COVER SHEET

DATE 21 MARCH 1994

TO	FROM
NAME D. ROBERTS	NAME CHRIS BRIGGS
S.H.D.C.	
ADDRESS	ADDRESS 4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
	TELEPHONE NO 0522 55 3127
FAX NO 0775 710772.	FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 1

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

Proposed Layout for Park Road –
For your information

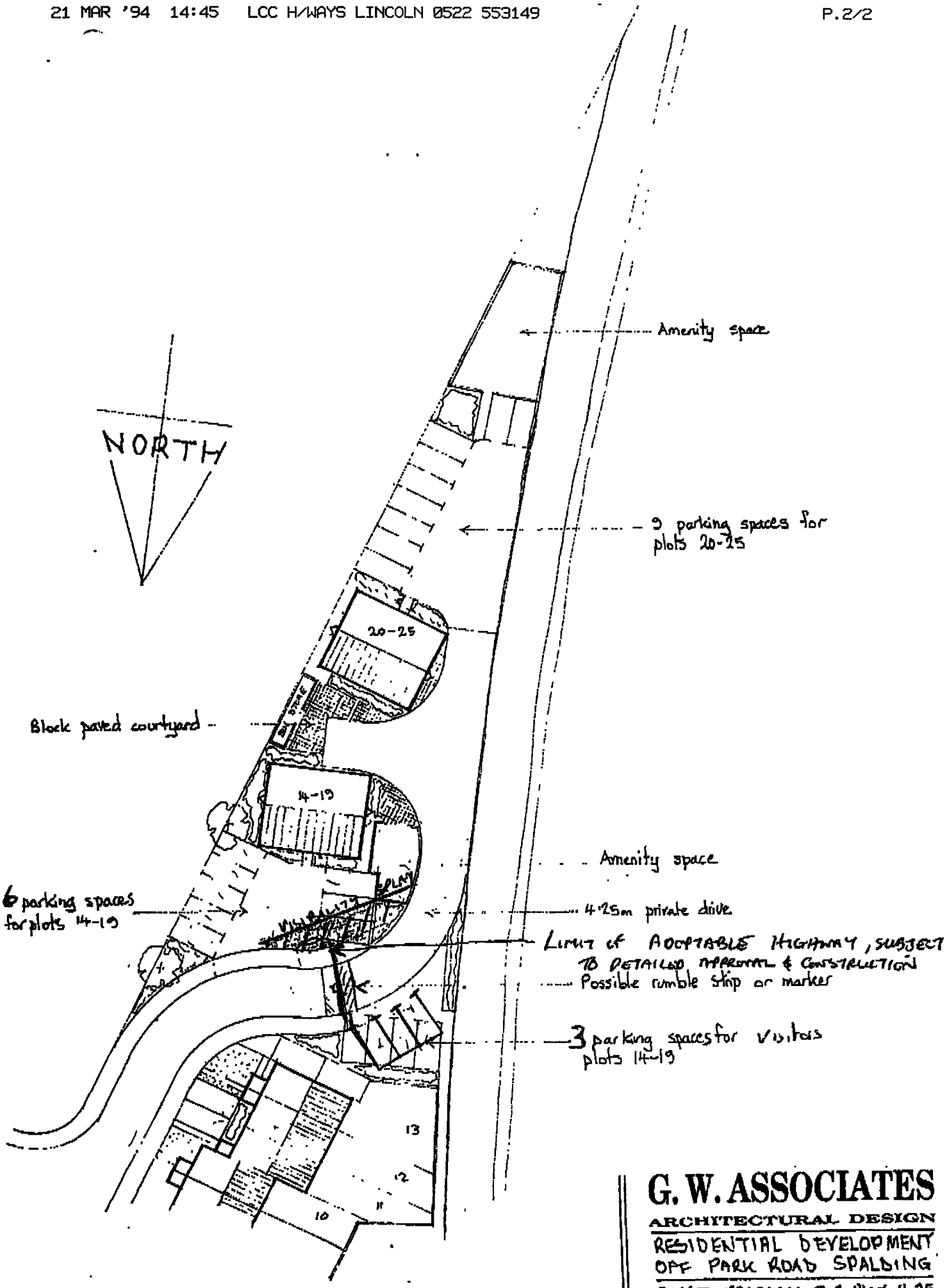
File on
invoice App
DR 21/3

S.H.D.C. PLANNING DEPT.
RECEIVED
21 MAR 1994

Attention of
DPC NSM
DLPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date



G. W. ASSOCIATES
ARCHITECTURAL DESIGN

RESIDENTIAL DEVELOPMENT OFF PARK ROAD SPALDING

REVISED PROPOSAL FOR PLOTS 11-25

1:500 14-3-94

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel 0476 75056

cc Director of Planning & Building Control, SHDC, Council Offices, Priory Road, Spalding - FAO D Roberts, Ref H16/0154/94

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: SCG/NG
My Ref: CB/DEVT/2/AM

G W Associates
13 High Street
Great Gonerby
Grantham
Lincs
NG31 8JS

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

10 March 1994

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING

I refer to your letter of 1 March and amended drawing No 93109/01D.

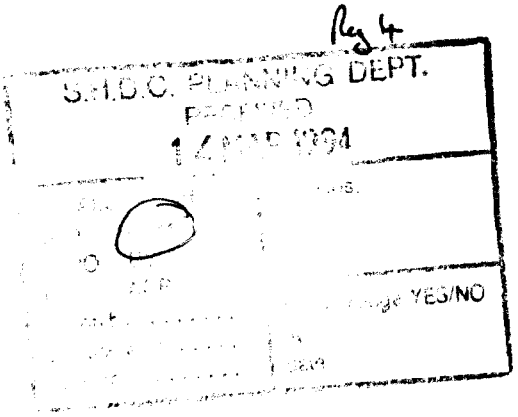
It is the Highway Authority's policy to only permit 4 dwellings served by a private drive, therefore the 12 flats shown on your drawing are contrary to this policy.

However, if the District Planning Officer is agreeable, I would not object to the first block of flats (6 units) being served by a 4.25m wide private drive. The adoptable road would end outside plot 12.

The second block of flats would not be acceptable due to the numbers served by a narrow private drive where service and delivery vehicles cannot gain adequate access or turn in order to enter and leave the future highway in forward gear.

Yours faithfully

Director of Highways and Planning



16837.d41

SPALDING AND PINCHBECK LOCAL PLAN

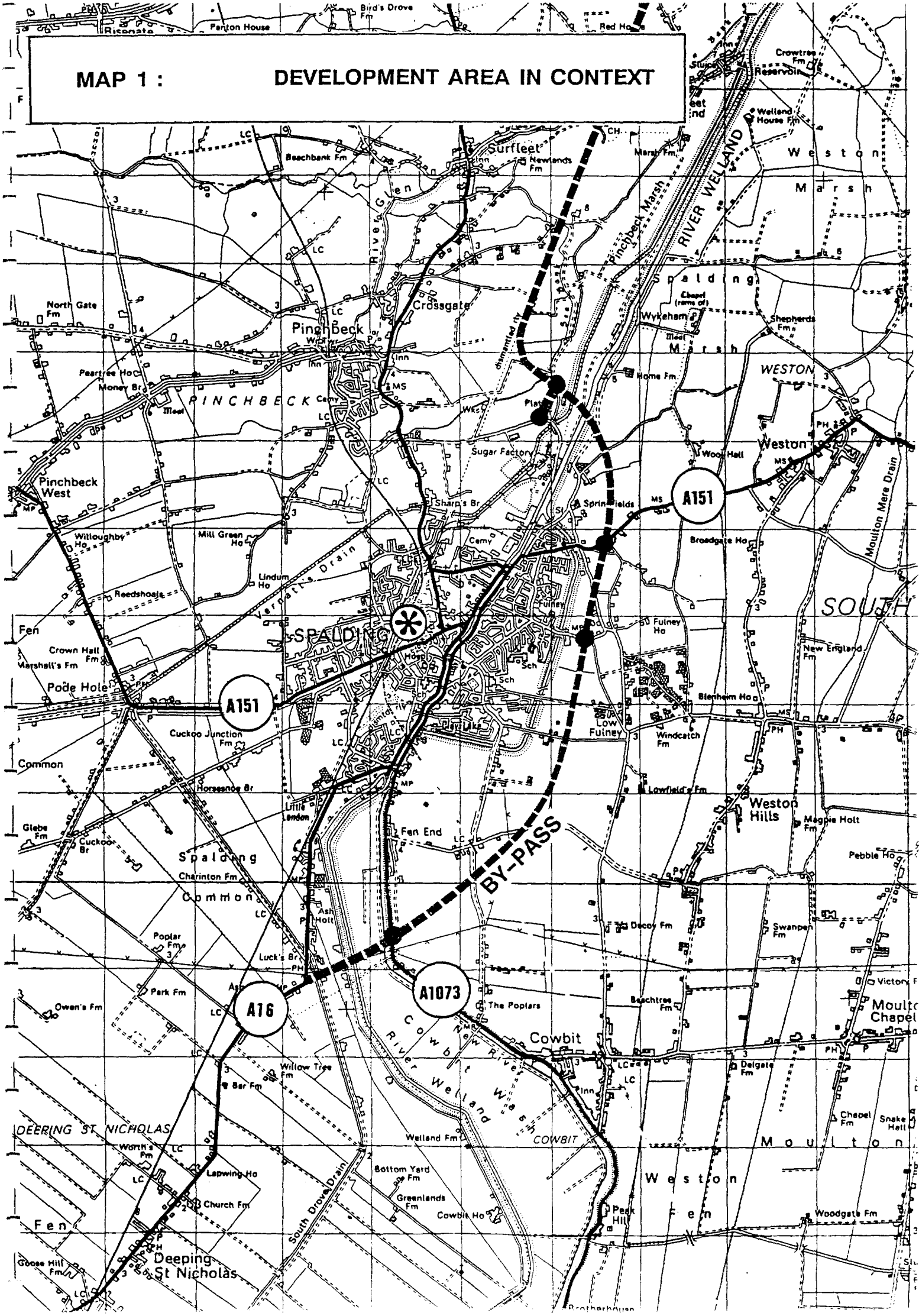
DEVELOPMENT BRIEF (A)

THE MARKETS AREA AND BRITISH RAIL LAND

WINSOVER ROAD TO PINCHBECK ROAD

October 1992

MAP 1 : DEVELOPMENT AREA IN CONTEXT



1.0 INTRODUCTION

1.1 PURPOSE OF THE DEVELOPMENT BRIEF

The purpose of this development brief is as follows:

1) To provide clear guidance to prospective developers so that an attractive commercial development is achieved, which meets the aspirations and requirements of the District Council (South Holland District Council) and the highway authority (Lincolnshire County Council).

2) To ensure that those bodies and organisations who are responsible for contributing to the provision of infrastructure or anyone else with an interest are aware of the development proposals for the area.

The successful developer will need to secure appropriate planning permissions in the normal way. An outline planning application for retail superstore, retail warehousing, commercial and residential development, relocation of bus station, car parking with roads and highway improvements has been submitted to the Local Planning Authority.

2.0 CONTEXT

2.1 THE TOWN

Spalding is the largest town in South Holland with a population of around 20,000 (23,000 with Pinchbeck) out of a District total of 67,000. It is growing rapidly in terms of population and now ranks as the fourth largest town in Lincolnshire. New housing completions over the last two years have been at a record high.

Spalding's town centre is fairly compact and has over the years developed at a human scale. Its facilities are within easy walking distance of each other, which contributes to the attraction of Spalding as a place for shopping, entertainment, recreation, leisure and generally going about one's business. The major concentration of shops extends from Bridge Street through to Sheep Market, having at its centre the Market Place where a large part of the stall market takes place on two days each week. The town centre also includes a large part of the Spalding Conservation Area. The River Welland with its distinctive waterfront runs through the town centre, the crossing point of the historic High Bridge being a focus of activity. On both sides of the river there are found the wide range of land uses that may be expected in a market town centre. Spalding's character and vitality is derived in part from the wide variety of activities that take place in its historically compact town centre.

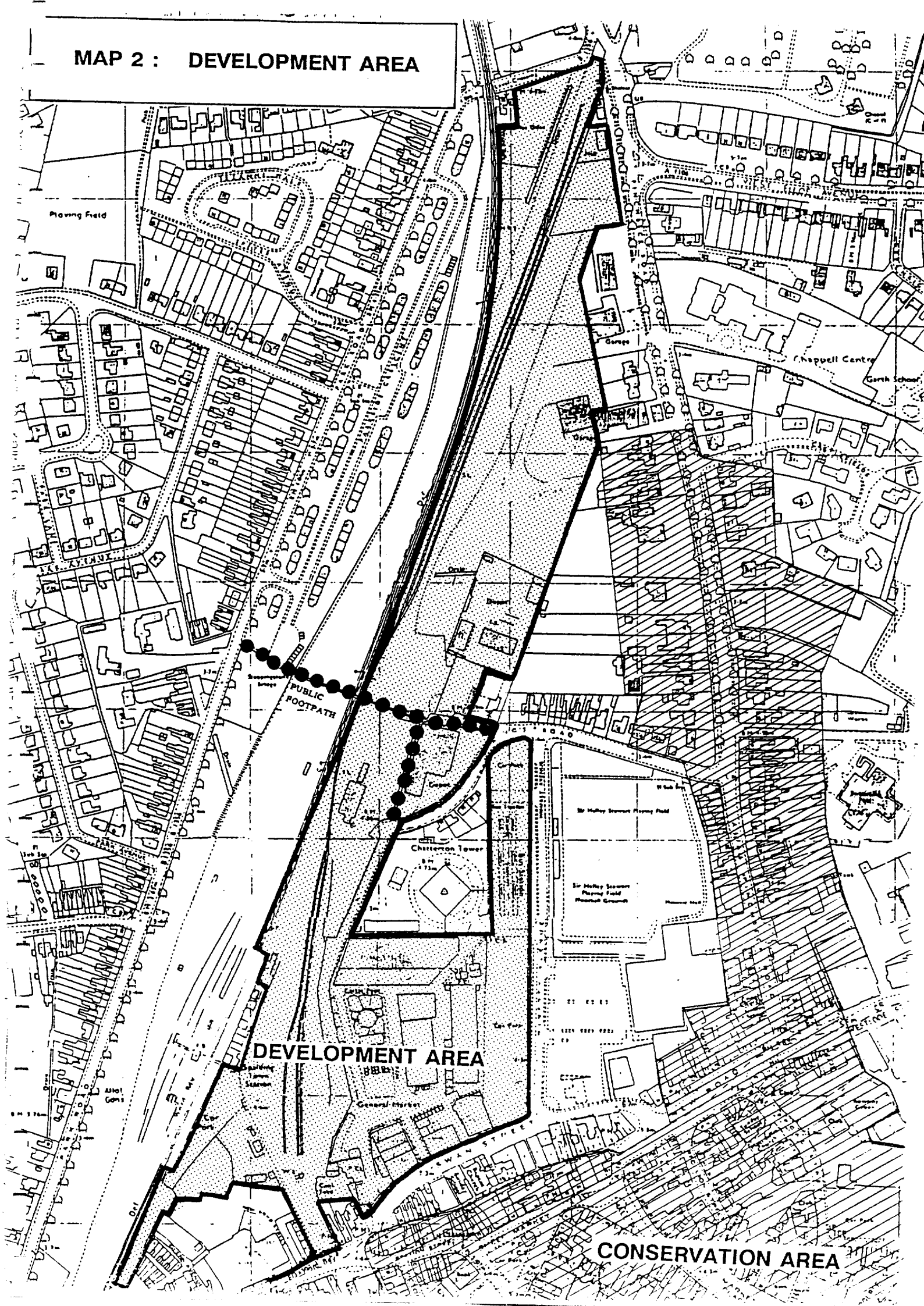
In recent years a programme of environmental improvements has helped to enhance the image of the town centre. This has included the removal of much through traffic from the main shopping streets and the pedestrianisation of Bridge Street. The Council propose to promote pedestrian priority proposals and environmental improvement schemes for Market Place in the year 1993/4. The riverside has also been the target of environmental improvements where there is an ongoing programme.

2.2 THE AREA COVERED BY THE BRIEF

The area covered by the brief is immediately adjacent to, and north west of the town centre. It extends from Winsover Road/Station Approach to West Elloe Avenue/Pinchbeck Road junction. It is bounded to the west by the railway line and to the east by Winfrey Avenue. The development area is shown in context on Map 1 and in detail on Map 2.

Much of the site area consists of derelict or under-used land formerly British Rail operational land. The area also contains the now disused cattle market and a range of buildings occupied by the Spalding Bulb and Produce Auction. The bus station at Winfrey Avenue and the public car parking area also fall within the brief area.

MAP 2 : DEVELOPMENT AREA



2.3 OWNERSHIP

There are two principal landowners. In area terms, British Rail Property Board has the major interest with approximately 5.8 hectares.

The South Holland District Council are freeholders of the large majority of the remaining land in this area extending to approximately 3.4 hectares but there are interests on some of it.

The Spalding Bulb and Produce Auction have a leasehold interest in a number of buildings extending to 2016. These are shown on the enclosed Map 3. Developers must demonstrate to the satisfaction of the District Council that agreement has been reached about the relocation of the Spalding Bulb and Produce Auction. The full costs of relocation are to be met by the developer.

A number of other small buildings and areas of land are rented or leased on a short term basis only and the Council is able to offer the developer these and all remaining areas of land unrestricted by existing tenants or leasees. The Director of Administration is able to provide full details of all interests in land owned by the District Council. British Rail Property (Midland Region) are able to provide details of their land ownership.

Not included within the development brief is Chatterton Tower which is an operational water tower containing offices of Anglian Water Services and a small office and depot of the National Rivers Authority; 13-16 Kings Road, a small group of residential properties are not included, nor is the Lincoln Co-operative building and land at the junction of Winsover Road and Station Approach. The District Council have held preliminary talks with the Co-op who have expressed an intention to redevelop their premises for a store and car park. The District Council would consider submissions which included these sites or any others outside, but adjacent to, the area covered by this development brief.

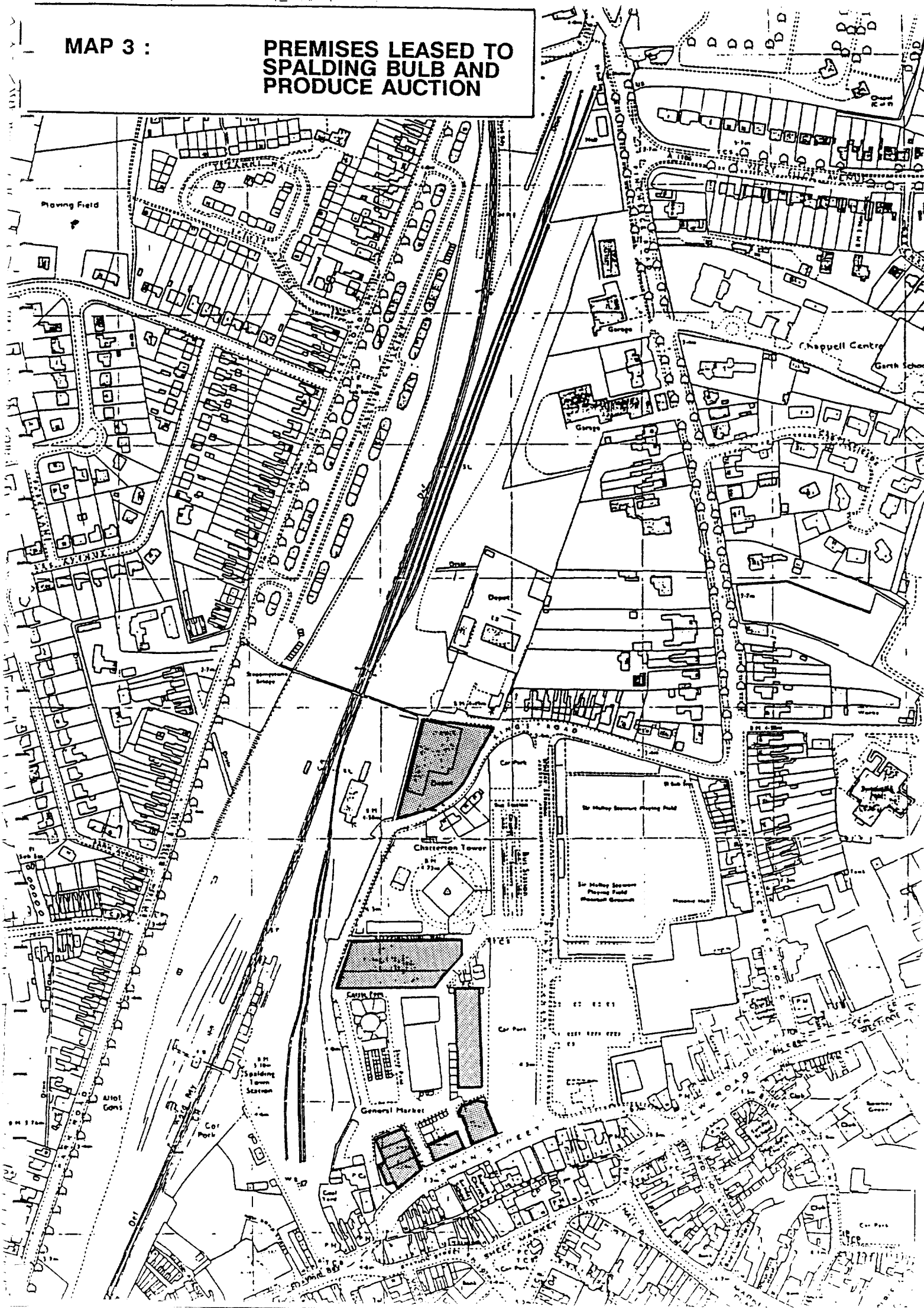
Attention is drawn to land west of the railway line owned by the British Rail Property Board which the Local Planning Authority considers is suitable for residential development. This land, however, is not included within these development proposals.

2.4 PLANNING POLICIES

The most relevant and up to date planning policies applicable to this area are within the Spalding and Pinchbeck Local Plan (Review). A strategic aim of this Plan is to maintain and enhance the viability and vitality of Spalding town centre and to improve its accessibility. The policies promote the development of the area subject of this development brief and resist 'out of town' shopping centres.

The Plan has been the subject of a full public consultation exercise and the strategy and policies remain robust and valid. Recent changes brought about by the Planning and Compensation Act 1991 now means that the Spalding and Pinchbeck Local Plan Review will be incorporated into a District Local Plan which is in the course of preparation.

MAP 3 : **PREMISES LEASED TO SPALDING BULB AND PRODUCE AUCTION**



3.0 PROPOSED USES AND GENERAL FORM OF DEVELOPMENT

3.1 PROPOSED USES

The development should conform to a pattern that directs the majority of the proposed commercial uses towards the southern most end of the site i.e. south of Kings Road. This pattern of development will help concentrate commercial development around the existing town centre.

Within this commercial area, the following uses are considered appropriate:-

- Retail food store up to a maximum floorspace of 50,000 square feet (gross). A maximum of 20% of the retail floorspace could be devoted to the sale of non-food items.
- Retail warehousing: up to 35,000 square feet floorspace (gross) in no more than 3 units. The largest unit should be no more than 20,000 square feet floorspace (gross).
- Small shop units not exceeding 10,000 square feet floorspace (gross) in total.
- Bulb and Produce Auction. It is preferable, but not essential, that this business is located within this area. Were such proposals to come forward, the proposals will need to show how a satisfactory relationship between this use and others on the site can be achieved.
- Offices (Use Class B1).
- Car showroom/workshop/petrol filling station/tyre or exhaust centre.
- Leisure uses: public house, "diner" style restaurant located to service passing motorists, fast food facility, health and fitness centre, nightclub, social club.
- Relocated bus station: this can be smaller than the present bus station but ideally in association with the railway station should provide a public transport interchange with an associated travel centre, cafe and rest room.

Northwards of the commercial area, the following uses may be considered appropriate:-

- Residential: A range of housing for a variety of occupants, types, prices and tenures including homes for the elderly and social housing. The density should not exceed a density of 25 dwellings per acre.
- Light industrial: In small workshop units or premises for light assembly falling within use Classes B1 or B2. Uses should not generate frequent or heavy traffic.
- A relocation of the existing lorry park from its present unsatisfactory position at the northern end of Winfrey Avenue.
- Leisure uses, car showroom/petrol filling station/tyre centre/ exhaust centre, and additional car parking may also be considered appropriate outside the commercial area.

NB - The District Council will only find schemes that contain a retail foodstore acceptable.

3.2 THE ROAD NETWORK

The existing road network in Spalding is shown on Map 1. Construction of the Spalding By-pass by the Department of Transport is planned to commence in January 1993. After its completion, the A16 through the town will be detrunked. A151 traffic will continue to be routed through the town along Winsover Road, Station Street, Sheep Market, New Road, Pinchbeck Road and West Elloe Avenue as present.

Construction of a spine road through the development area would enable it to act as a relief road thereby reducing traffic on the fringes of the town centre, along Station Street, Sheep Market New Road and Pinchbeck Road. In addition, the route would also reduce traffic using Westlode Street. This is a proposal of the Spalding and Pinchbeck Local Plan (Review). The Lincolnshire County Council, as highway and strategic planning authority, consider that there would be benefits derived from such a road and anticipate that they would be prepared to make a contribution towards its cost as part of a development led package. The spine road would facilitate convenient access to most sites within the development area. Proposals for the construction of this road, showing detailed alignments and phasing must feature in any proposals. Developers will be expected to make a contribution to the cost of the spine road and should, therefore, be prepared to enter into discussions with the Highway Authority and the Local Planning Authority. (Standards for the design of the roads are available from the Department of Highways and Planning at Lincolnshire County Council).

A detailed arrangement has been prepared for the junction of Station Approach and Winsover Road which satisfies the requirements of the Highway Authority. This is appended to the development brief. An area of land owned by the Lincoln Co-operative Society Ltd is affected by this scheme. There may be other possible highway solutions and developers may wish to explore these with the Highway Authority and the Local Planning Authority.

Development proposals shall make provision for a separate cycle route alongside the spine road and for traffic management measures for Station Street and Pinchbeck Road to discourage through traffic, once the spine road is completed. A satisfactory pedestrian network within the site should be achieved linking the site to the rest of the town centre.

3.3 DESIGN

General

The District Council expects the proposals for development to create an interesting, attractive environment and to harmonise with their surroundings providing an element of continuity within the street scene.

Proposals are expected to extend the established building character or to act as a counterpoint to it. In the generally flat landscape the development of this area should accentuate its town centre location providing a definite identity or 'image'. Attention should be paid to the height, mass and roofscape of buildings. The District Council also expects the incorporation of "Public Art" is a development scheme of this size.

The layout of the area, along with the design of buildings for public access, should take account of the needs of pedestrians, people with disabilities and those with pushchairs, prams and young children. Issues of safety, crime prevention and energy conservation should also be addressed in the layout and design.

Commercial Development

Within the commercial area, buildings and parking areas should be located in such a way as to create an attractive, and interesting layout with more intimate parking areas than are typical of many town centre redevelopment schemes. The standards for car parking provision are set out in Lincolnshire County Councils - "A Guide to Parking Provision'. Developers are advised to discuss parking requirements with the Lincolnshire County Council.

Certain sites and buildings in the development area may be in a position where elevational treatment is important on all sides. Skilled design should be employed to ensure that service areas, boiler houses, bin areas, etc., are well concealed and designed in an attractive manner. Co-ordinated street furniture, including non-standard lighting columns, to enhance particular sites within the brief area will be welcomed. All street lighting proposals will need to be approved by Lincolnshire Highways Authority.

The existing railway station is a Listed Building (Grade II) and proposals for adjacent sites should enhance its setting. Alternative uses for the building, which may become redundant, should be considered - for example, offices, restaurant or travel centre. Any scheme will need to address how to incorporate existing private dwelling houses at 13-16 Kings Road, which are not included in the scheme.

It is essential that the new commercial area is integrated into the existing town centre both visually and functionally. Proposals must address these issues.

Residential Development

New housing areas should create an interesting, attractive, safe environment. Dwellings should harmonise with their surroundings, they should not appear like a new housing estate dropped into the middle of the town irrespective of the local building tradition. Housing layout should take account of the County Council's highway and parking standards and the District Council's policy for open space in residential estates.

3.4 LANDSCAPING AND OPEN SPACE

A high standard of landscaping must be achieved overall. All external open spaces must be well defined with their function, maintenance and design clearly determined at the outset. Areas of open space should be clearly indicated on any planning submission. As a guide to the level of landscaping required, a sum equal to approximately 1.5% of the total cost of construction should be allowed for.

Heavy standard trees will be required along the spine road north of the station to create an avenue effect. This will compliment the townscape of West Elloe Avenue and Pinchbeck Road where existing trees contribute to a pleasant environmental character. Due to the high ratio of parking spaces to floorspace that is likely to be required in the south east of the site, the quality of the landscaping around the parking areas should be substantial; heavy standard trees should also be used here where possible.

Landscaping alongside the railway line should seek to create a pleasant and positive image of Spalding for passengers travelling through; it is important to note that at this location, many trains will be slowing down to stop at Spalding Station.

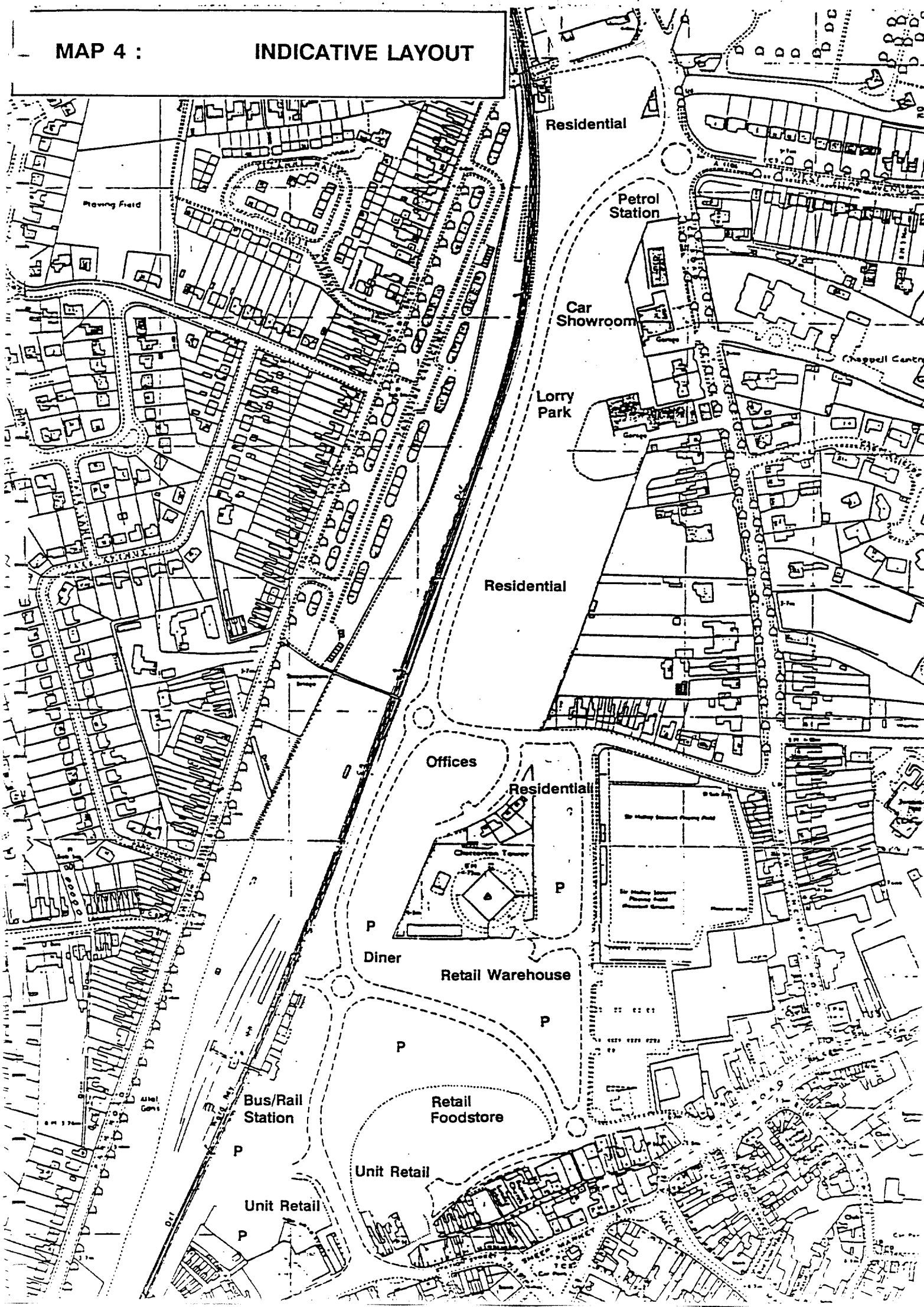
For all open spaces which may be eligible for adoption by the District Council, a commuted sum will be payable broadly based on the costs (at current prices) to the District Council of 10 years maintenance. The District Council will not be prepared to maintain small areas of land remaining from inappropriate layout design. For residential development, open space shall be in accordance with the Council's Policies for the Provision of Open Space in Residential Areas.

3.5 SERVICES

At the detailed application stage, the provision of all main services should be agreed with the appropriate authorities. All infrastructure should be phased to meet the programme for development and all measures should be taken to avoid disruption to existing supplies. The developer is to be responsible for the design and construction of all new and replacement foul and surface water drainage within the development area and for all negotiations on adoption. Until adoption is complete, the developer will be responsible for all maintenance of the drainage system on site.

3.6 INDICATIVE LAYOUT

The layout shown on Map No. 4 is for illustrative purposes only. The whole brief area has been included to give an indication of what could be achieved in a comprehensive scheme. The layout does not purport to be the Council's preferred solution, but shows an example containing the principles outlined within this brief. The Council will welcome any scheme which takes account of these principles.


MAP 4 : INDICATIVE LAYOUT
Residential
Petrol Station
Car Showroom
Lorry Park
Residential
Offices
Residential
P
P
Diner
Retail Warehouse
P
P
Bus/Rail Station
Retail Foodstore
P
Unit Retail
Unit Retail
P

4.0 IMPLEMENTATION

4.1 PHASING

The development should be phased in a programme which takes account of the relocation of existing uses, the provision of infrastructure and, particularly, the spine road and market demand. The District Council is looking for development to commence as soon as possible but no later than 3 years from the date of the Outline Planning Approval and for a completion of all phases within a period not exceeding six years from commencement. The spine road and structural landscaping should be completed at an early stage.

The successful developer will be required to agree with the District Council and the Highways Authority the likely phasing of all development. Major development of the area south of Kings Road will be dependent upon the relocation of the Bulb Auction. Development here should be led by the foodstore.

4.3 DEVELOPERS RESPONSIBILITIES

The specific responsibilities of the developers will be the subject of a legal agreement with the District Council and County Highway Authority.

The developer will also be responsible for all negotiations with interested third parties.

4.4 MANAGEMENT AND MAINTENANCE

The adoption and subsequent maintenance of open space, car parking and community assets (e.g. public conveniences, public art) shall be agreed with the relevant authorities prior to submission of detailed development proposals.

Management of car parking areas related to uses such as a food superstore, retailing warehousing and the railway station will need to be addressed to prevent general parking.

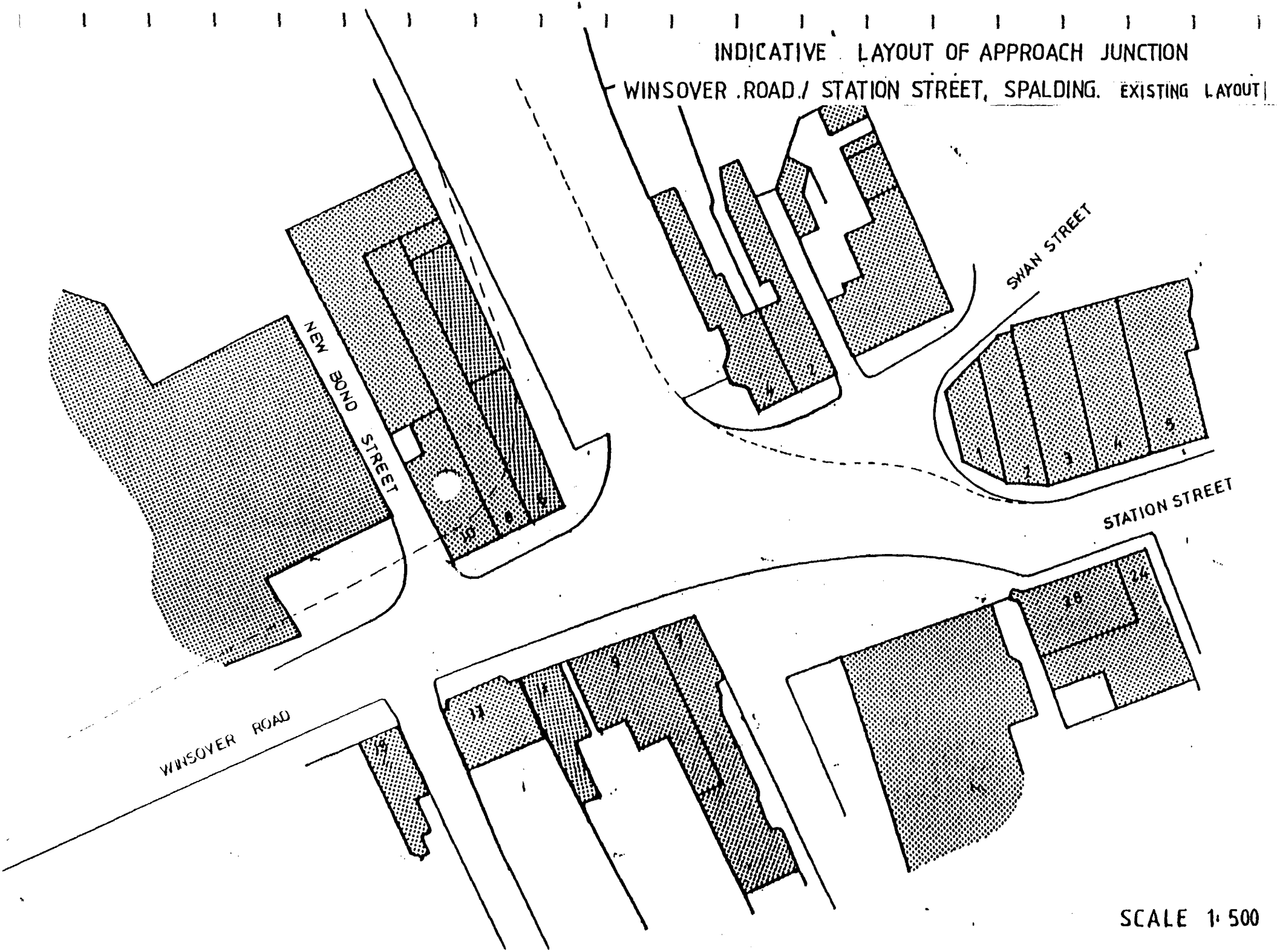
5.0 CONTACT NAMES

The South Holland District Council Council Offices Priory Road Spalding Lincs PE11 2XE Telephone: (0775 761161)	Mr C J Simpkins - Chief Executiv Mr Brian Smith - Director of Planning and Building Control Services Mr Jim Curnock - Principal Planning Officer (Local Plans) Mr R Cole - Director of Administration Mr J Scarsbrook - Principal Committee Officer Mr G Ridgeway - Director of Environmental Services Mr P Moore - Contracts Manager
British Rail Property Board Midland Region Stanier House 10 Holliday Street Birmingham B1 1TG Telephone: 021 644 4499	Mr P R Billups - Development Manager Mr J A G MacMullen - Developmen Surveyor
Lincolnshire County Council Director of Highways and Planning City Hall Beaumont Fee Lincoln Telephone: (0522) 552222	Mr G Brown - Road Proposals Mr C Briggs - Parking Standards
Spalding Bulb and Produce Auction	c/o Mr C Longstaff Longstaff & Co 5 New Road Spalding Lincs
E Hancock Coal Merchants Swan Street Spalding Lincs	c/o Mr J Allen Longstaff & Co 5 New Road Spalding Lincs
Lincoln Co-operative Society Ltd 13/14 Silver Street Lincoln LN2 1JU	Mr K W Darwin Deputy Chief Executive Officer Mr P Banks (Agent) Peter Banks & Co Chartered Surveyors 15 St Mary Street Lincoln LN5 7EQ

APPENDICES

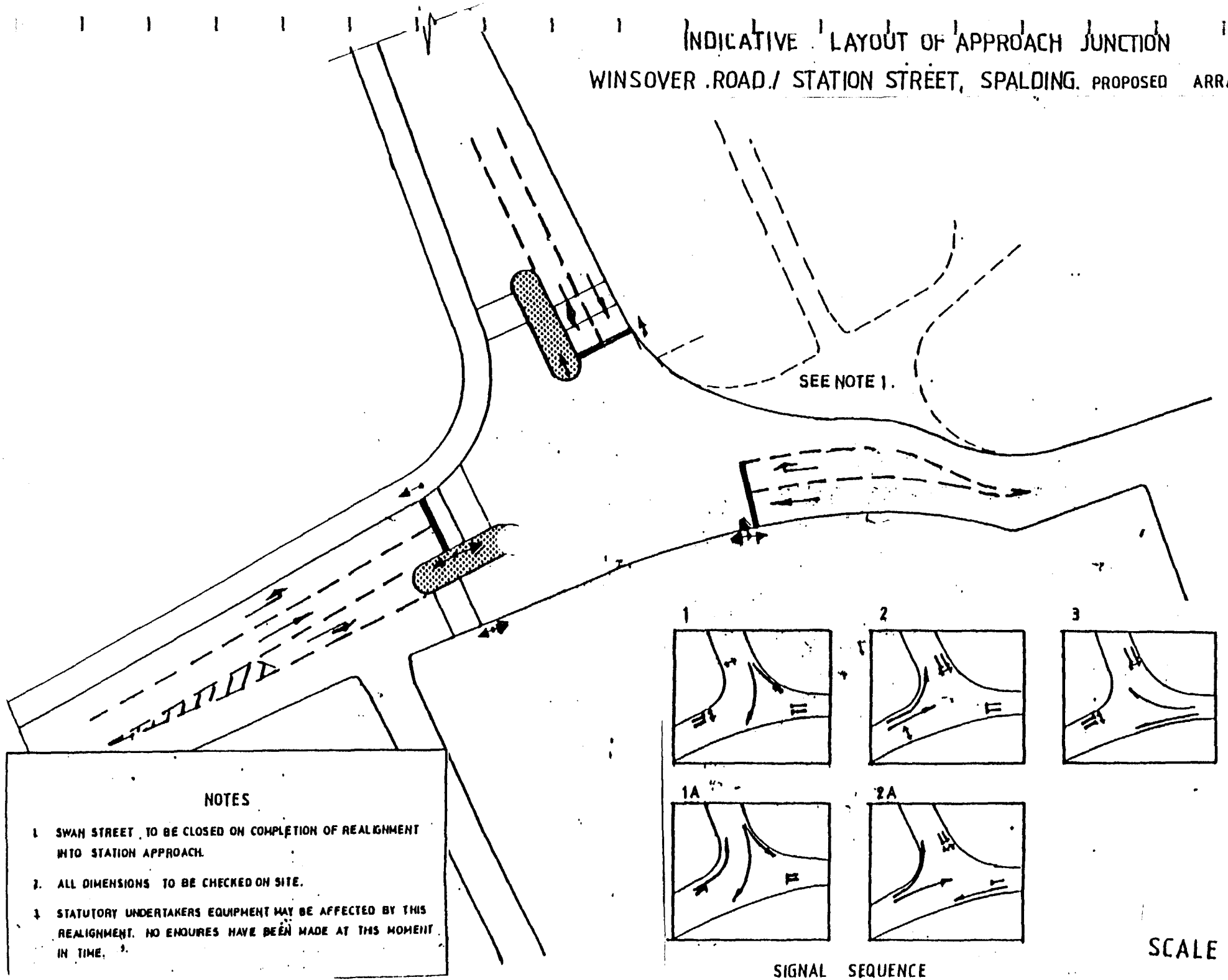
INDICATIVE LAYOUT OF APPROACH JUNCTION

WINSOVER ROAD / STATION STREET, SPALDING. EXISTING LAYOUT



INDICATIVE LAYOUT OF APPROACH JUNCTION

WINSOVER ROAD / STATION STREET, SPALDING. PROPOSED ARRANGEMENT



NOTES

1. SWAN STREET TO BE CLOSED ON COMPLETION OF REALIGNMENT INTO STATION APPROACH.
2. ALL DIMENSIONS TO BE CHECKED ON SITE.
3. STATUTORY UNDERTAKERS EQUIPMENT MAY BE AFFECTED BY THIS REALIGNMENT. NO ENQUIRES HAVE BEEN MADE AT THIS MOMENT IN TIME.

SIGNAL SEQUENCE

SCALE 1:500

BIDDING PROCESS

There is a two stage process

Stage One

Bidders should come forward with clear information on:-

1) Competence and proven track record
2) Indicative scheme layouts showing the scale and type of development proposed
3) A commentary on approach to design, phasing, etc
4) Named retail operator
5) Principles of agreement with the Spalding Bulb and Produce Auction.

Stage Two

From the above information a short list of developers will be selected, invited to work up a detailed scheme, and requested to show the sum of money they will be prepared to pay for the land. Schemes will be judged against the aspirations and requirements of the District Council expressed in this document. There is no obligation by the District Council to accept a scheme that offers the highest financial return or any scheme submitted.

Stage one final submissions must be received by the District Council no later than Monday 11 January 1993 in an envelope addressed to the Director of Administration, South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE, clearly marked with the words 'DEVELOPMENT PROPOSAL - MARKETS AREA, SPALDING'.

SPALDING AND PINCHBECK LOCAL PLAN

DEVELOPMENT BRIEF (B)

THE MARKETS AREA

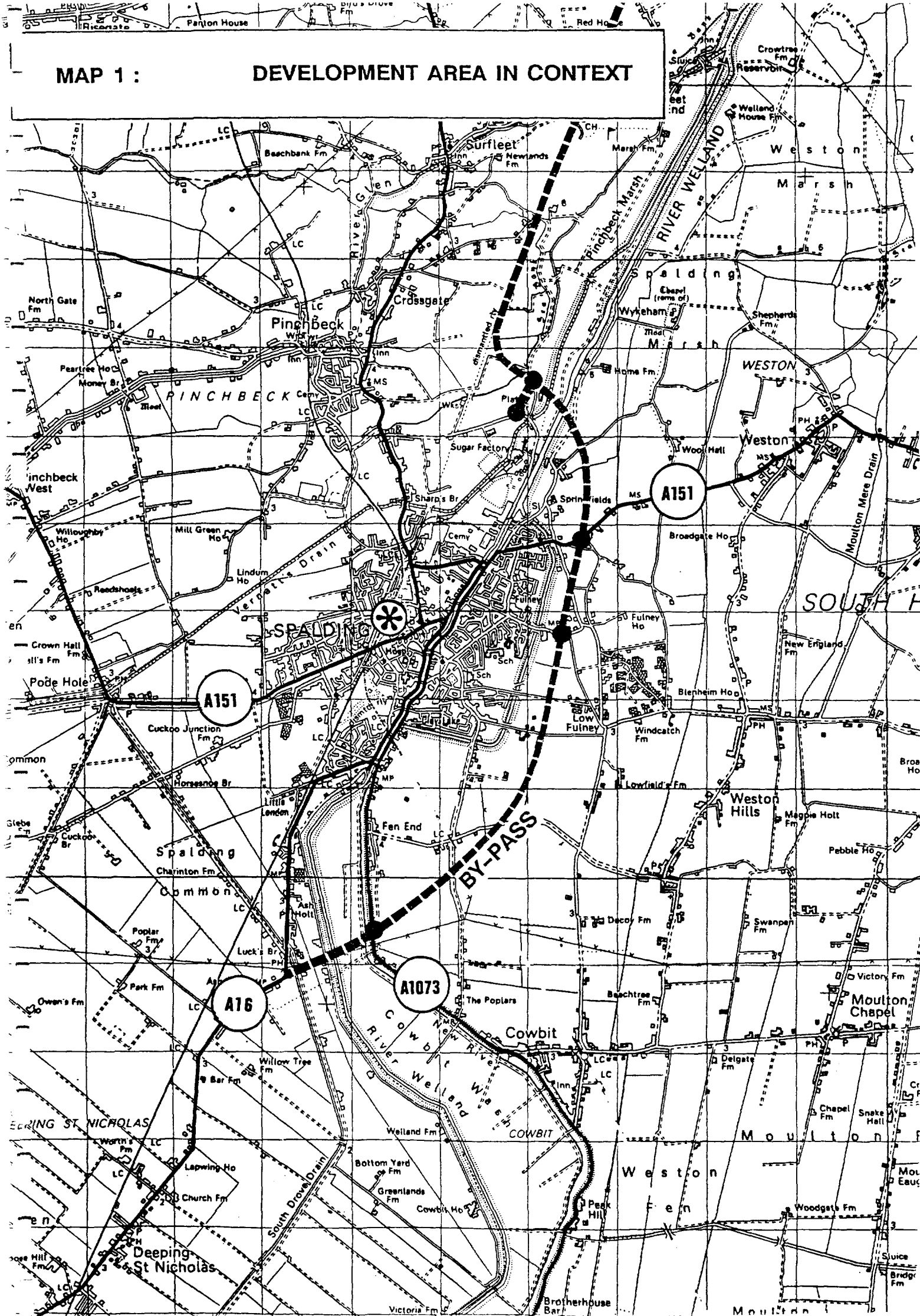
AND BRITISH RAIL LAND

NORTH OF WINSOVER ROAD

AND SOUTH OF KINGS ROAD

October 1992

MAP 1 : DEVELOPMENT AREA IN CONTEXT



1.0 INTRODUCTION

1.1 PURPOSE OF THE DEVELOPMENT BRIEF

The purpose of this development brief is as follows:

1) To provide clear guidance to prospective developers so that an attractive commercial development is achieved, which meets the aspirations and requirements of the District Council (South Holland District Council) and the highway authority (Lincolnshire County Council).

2) To ensure that those bodies and organisations who are responsible for contributing to the provision of infrastructure or anyone else with an interest are aware of the development proposals for the area.

The successful developer will need to secure appropriate planning permissions in the normal way. An outline planning application for retail superstore, retail warehousing, commercial development, relocation of bus station, car parking with roads and highway improvements has been submitted to the Local Planning Authority.

2.0 CONTEXT

2.1 THE TOWN

Spalding is the largest town in South Holland with a population of around 20,000 (23,000 with Pinchbeck) out of a District total of 67,000. It is growing rapidly in terms of population and now ranks as the fourth largest town in Lincolnshire. New housing completions over the last two years have been at a record high.

Spalding's town centre is fairly compact and has over the years developed at a human scale. Its facilities are within easy walking distance of each other, which contributes to the attraction of Spalding as a place for shopping, entertainment, recreation, leisure and generally going about one's business. The major concentration of shops extends from Bridge Street through to Sheep Market, having at its centre the Market Place where a large part of the stall market takes place on two days each week. The town centre includes a large part of the Spalding Conservation Area.

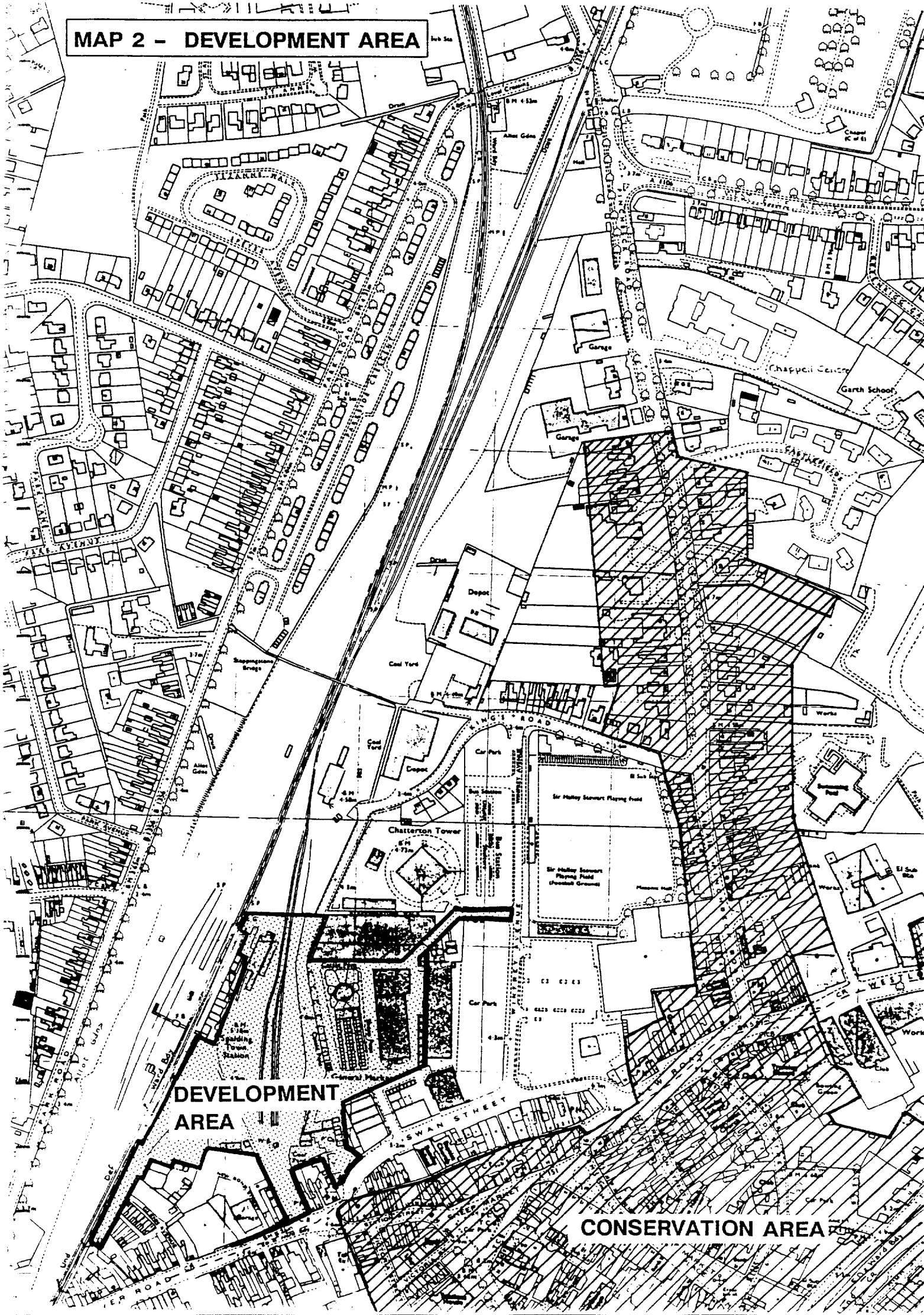
The River Welland with its distinctive waterfront runs through the town centre, the crossing point of the historic High Bridge being a focus of activity. On both sides of the river there are found the wide range of land uses that may be expected in a market town centre. Spalding's character and vitality is derived in part from the wide variety of activities that take place in its historically compact town centre.

In recent years a programme of environmental improvements has helped to enhance the image of the town centre. This has included the removal of much through traffic from the main shopping streets and the pedestrianisation of Bridge Street. The Council propose to promote pedestrian priority proposals and environmental improvement schemes for Market Place in the year 1993/4. The riverside has also been the target of environmental improvements where there is an ongoing programme.

2.2 THE AREA COVERED BY THE BRIEF

The area covered by the brief is immediately adjacent to, and north west of the town centre. It extends from Winsover Road/Station Approach to a line south of Kings Road/Stepping Stone Lane. The development area is shown in context on Map No.1, and in greater detail on map No.2.

Much of the site area consists of derelict or underused land formerly British Rail operational land. The area also contains the now disused cattle market.


MAP 2 - DEVELOPMENT AREA
DEVELOPMENT AREA
CONSERVATION AREA

2.3 OWNERSHIP

There are two principal landowners. The British Rail Property Board interest extends to approximately 1.94 hectares.

The South Holland District Council are freeholders of the large majority of the remaining land in this area extending to approximately 0.97 hectares.

The Director of Administration is able to provide details of all interests in land owned by the District Council. British Rail Property Board (Midland Region) are able to provide details of their land ownership.

Not included within this depvelopment brief is land owned by the District Council but leased to the Spalding Bulb and Produce Auction lying immediately to the east of the development area. Land to the north of the site owned in the main by the British Rail Property Board is also excluded from this brief. Also not included is the Lincolnshire Co-operative Society building and land at the junction of Winsover Road and Station Approach. The District Council have held preliminary talks with the Co-op who have expressed an intention to redevelop their site for a store and car park.

Attention is drawn to land to the west of the railway owned by the British Rail Property Board which the Local Planning Authority considers is suitable for residential development. This land, however, is not included within these development proposals.

2.4 PLANNING POLICIES

The most relevant and up to date planning policies applicable to this area are within the Spalding and Pinchbeck Local Plan (Review). A strategic aim of this Plan is to maintain and enhance the viability and vitality of Spalding town centre and to improve its accessibility. The policies promote the development of the area subject of this development brief and resist 'out of town' shopping centres.

The Plan has been the subject of a full public consultation exercise and the strategy and policies remain robust and valid. Recent changes brought about by the Planning and Compensation Act 1991 now means that the Spalding and Pinchbeck Local Plan Review will be incorporated into a District Local Plan which is in the course of preparation.

3.0 PROPOSED USES AND GENERAL FORM OF DEVELOPMENT

3.1 PROPOSED USES

The development of this area will help concentrate commercial development around the existing town centre.

The following uses are considered appropriate:-

- Retail food store up to a maximum floorspace of 50,000 square feet (gross). A maximum of 20% of the retail floorspace could be devoted to the sale of non-food items.
- Retail warehousing: up to 35,000 square feet floorspace (gross) in no more than 3 units. The largest unit should be no more than 20,000 square feet gross.
- Small shop units not exceeding 10,000 square feet floorspace (gross) in total.
- Offices (Use Class B1).
- Car showroom/workshop/petrol filling station/tyre centre/ exhaust centre.
- Leisure uses: public house, "diner" style restaurant located to service passing motorists, fast food facility, health and fitness centre, nightclub, social club.
- Relocated bus station: this can be smaller than the present bus station situated in Winfrey Avenue but ideally in association with the railway station should provide a public transport interchange with an associated travel centre, cafe and rest room.

  NB: The District Council will only find schemes that contain a retail foodstore acceptable.

3.2 THE ROAD NETWORK

The existing road network in Spalding is shown on Map 1. Construction of the Spalding By-Pass by the Department of Transport is planned to commence in January 1993. After its completion, the A16 through the town will be detrunked. A151 traffic will continue to be routed through the town along Winsover Road, Station Street, Sheep Market, New Road, Pinchbeck Road and West Elloe Avenue as present.

A detailed arrangement has been prepared for the junction of Station Approach and Winsover Road which satisfies the requirements of the Highway Authority. This is appended to the development brief. There may be other possible highway solutions and developers may wish to explore these with the Highway Authority and the Local Planning Authority. Land owned by the Lincolnshire Co-operative Society Ltd is affected by the appended highways arrangement. (Standards for the design of the roads are available from the Department of Highways and Planning at Lincolnshire County Council).

The developer is responsible for meeting the whole of costs of roads and highway improvements and for providing a satisfactory pedestrian network within the site linking it to the rest of the town centre.

3.3 DESIGN

General

The District Council expects the proposals for development to create an interesting, attractive environment and to harmonise with their surroundings providing an element of continuity within the street scene.

Proposals are expected to extend the established building character or to act as a counterpoint to it. In the generally flat landscape the development of this area should accentuate its town centre location providing a definite identity or 'image'. Attention should be paid to the height, mass and roofscape of buildings. The District Council also expects the incorporation of "public art" in a development scheme of this size.

The layout of the area, along with the design of buildings for public access, should take account of the needs of pedestrians, people with disabilities and those with pushchairs, prams and young children. Issues of safety, crime prevention and energy conservation should also be addressed in the layout and design.

Development

Within the development area, buildings and parking areas should be located in such a way as to create an attractive and interesting layout and more intimate parking areas than are typical of many town centre redevelopment schemes. The standards for car parking provision are set out in Lincolnshire County Councils - 'A Guide to Parking Provision'. Developers are advised to discuss parking requirements with the Lincolnshire County Council.

Certain sites and building in the development area may be in a position where elevational treatment is important on all sides. Skilled design should be employed to ensure that service areas, boiler houses, bin areas etc are well concealed and designed in an attractive manner.

The existing railway station is a listed building (grade II) and proposals for adjacent sites should enhance its setting. Alternative uses for the building, which may become redundant, should be considered - for example, offices, restaurant or travel centre.

Co-ordinated street furniture, including non-standard lighting columns, to enhance particular sites within the brief area will be welcomed. All street lighting proposals will need to be approved by Lincolnshire Highways Authority.

It is essential that the new commercial area is integrated into the existing town centre both visually and functionally. Proposals must address these issues.

3.4 LANDSCAPING AND OPEN SPACE

A high standard of landscaping must be achieved overall. All external open spaces must be well defined with their function, maintenance and design clearly determined at the outset. Areas of open space should be clearly indicated on any planning submission.

The landscaping around parking areas should be substantial; heavy standard trees should be used here, where possible.

For all open spaces which may be eligible for adoption by the District Council a commuted sum will be payable broadly based on the costs (at current prices) to the District Council of 10 years maintenance. The District Council will not be prepared to maintain small areas of land remaining from inappropriate layout design.

3.5 SERVICES

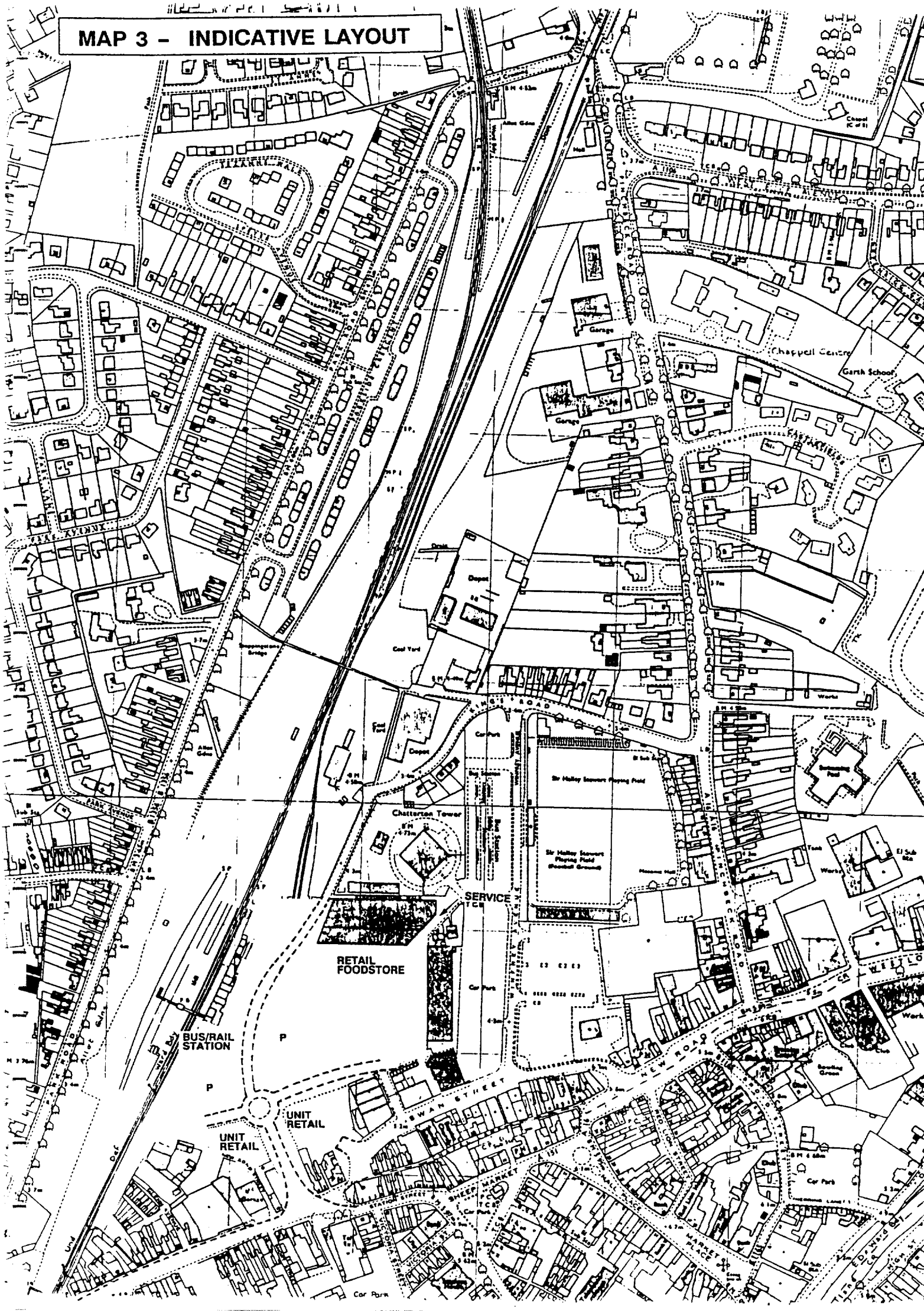
At the detailed application stage the provision of all main services should be agreed with the appropriate authorities. All infrastructure should be phased to meet the programme for development and all measures should be taken to avoid disruption to existing supplies. The developer is to be responsible for the design and construction of all new and replacement foul and surface water drainage within the development area, and for all negotiations on adoption. Until adoption is complete the developer will be responsible for all maintenance of the drainage system on site.

3.6 INDICATIVE LAYOUT

An illustrative layout for the site is shown on Map 3. This layout does not purport to be the Council's preferred solution, but shows an example containing the principles outlined within this brief. The Council will welcome any scheme which takes account of these principles.

The Council will particularly welcome development proposals that incorporate the principles outlined in this brief into a more comprehensive scheme indicated by the Development Brief A.

MAP 3 - INDICATIVE LAYOUT



4.0 IMPLEMENTATION

4.1 PHASING

The successful developer will be required to agree with the District Council and the Highways Authority the likely phasing of all development. The District Council is looking for a quality development starting as soon as possible but no later than 3 years from the date of the outline planning approval, and for a completion within 3 years of commencement. Road proposals must be completed at an early stage.

4.2 DEVELOPERS RESPONSIBILITIES

The specific responsibilities of the developers will be the subject of a legal agreement with the District Council and County Highway Authority.

The developer will also be responsible for all negotiations with interested third parties.

4.3 MANAGEMENT AND MAINTENANCE

The adoption and subsequent maintenance of open space, car parking and community assets (eg public conveniences, public art) shall be agreed with the relevant authorities prior to submission of detailed development proposals.

Management of car parking areas related to uses such as a food superstore, retailing warehousing and the railway station will need to be addressed to prevent general parking.

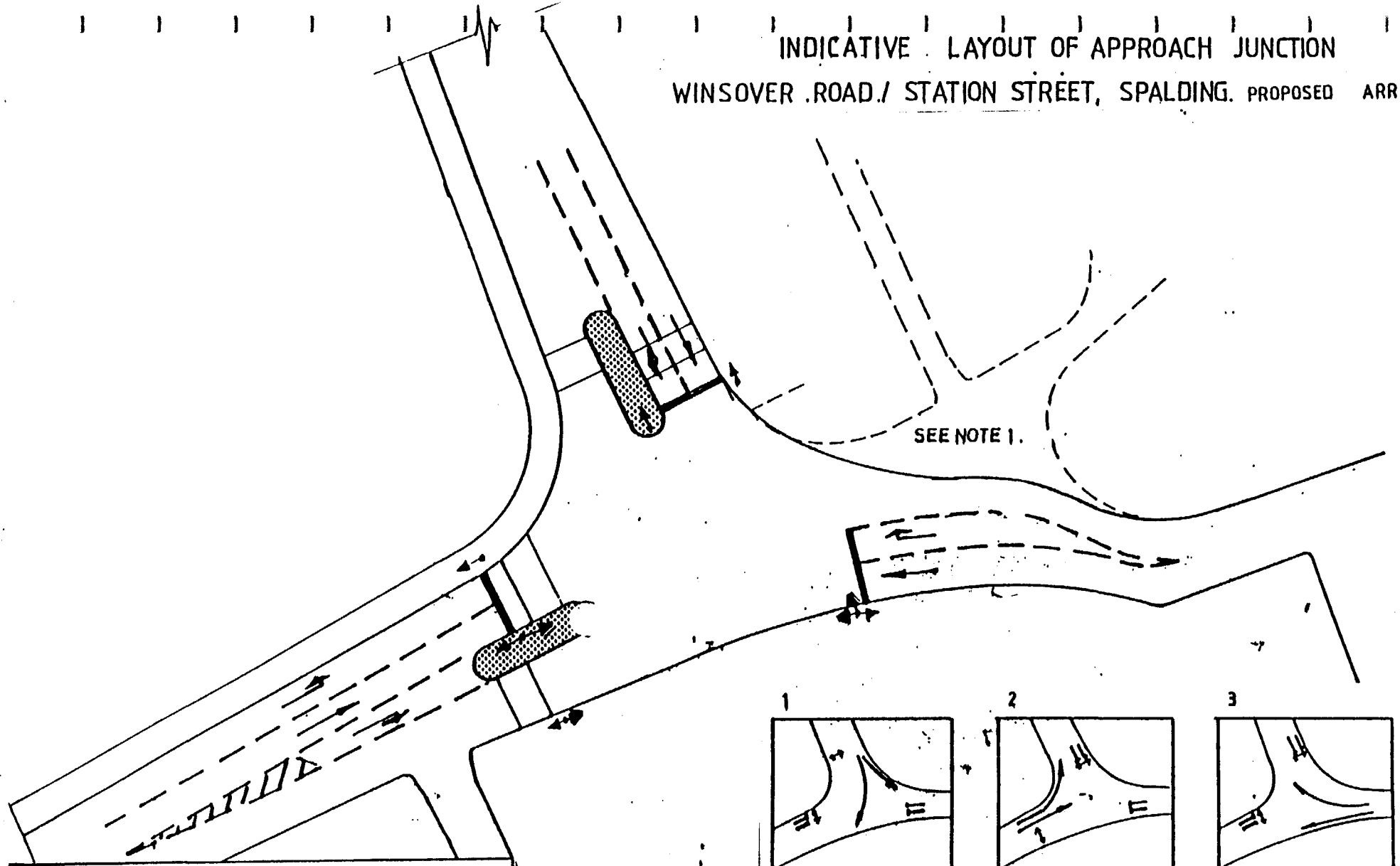
5.0 CONTACT NAMES

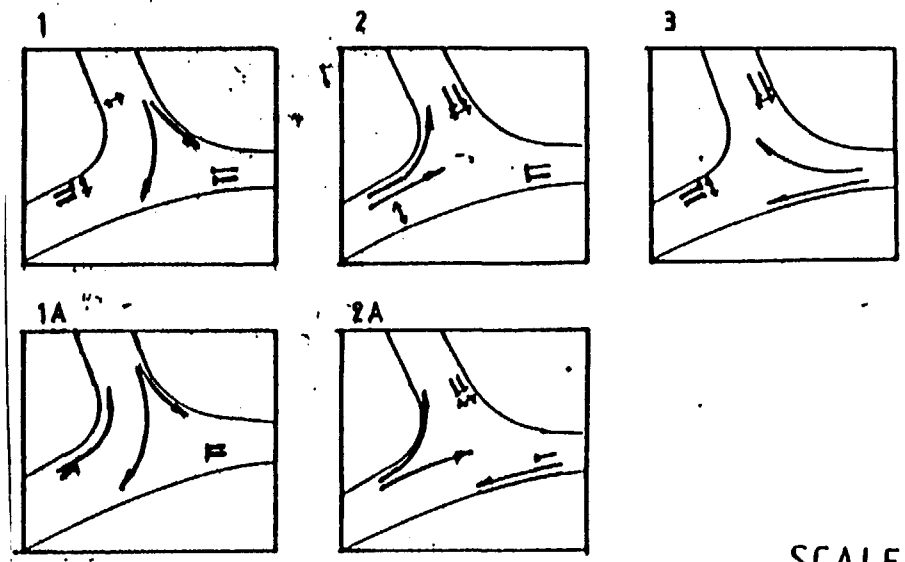
The South Holland District Council Council Offices Priory Road Spalding Lincs PE11 2XE Telephone: (0775 761161)	Mr C J Simpkins Chief Executive Mr Brian Smith Director of Planning and Building Control Services Mr Jim Curnock Principal Planning Officer (Local Plans) Mr R Cole Director of Administration Mr J Scarsbrook - Principal Committee Officer Mr G Ridgeway Director of Environmental Services Mr P Moore Contracts Manager
British Rail Property Board Midland Region Stanier House 10 Holliday Street Birmingham B1 1TG Telephone: 021 644 4499	Mr P R Billups Development Manager Mr J A G MacMullen - Development Surveyor
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E Hancock Coal Merchants Swan Street Spalding Lincs	c/o Mr J Allen Longstaff & Co 5 New Road Spalding Lincs
Lincoln Co-operative Society Ltd 13/14 Silver Street Lincoln LN2 1JU	Mr K W Darwin Deputy Chief Executive Officer
	Mr P Banks (Agent) Peter Banks & Co Chartered Surveyors 15 St Mary Street Lincoln LN5 7EQ

APPENDICES

INDICATIVE LAYOUT OF APPROACH JUNCTION

WINSOVER .ROAD./ STATION STREET, SPALDING. PROPOSED ARRANGEMENT



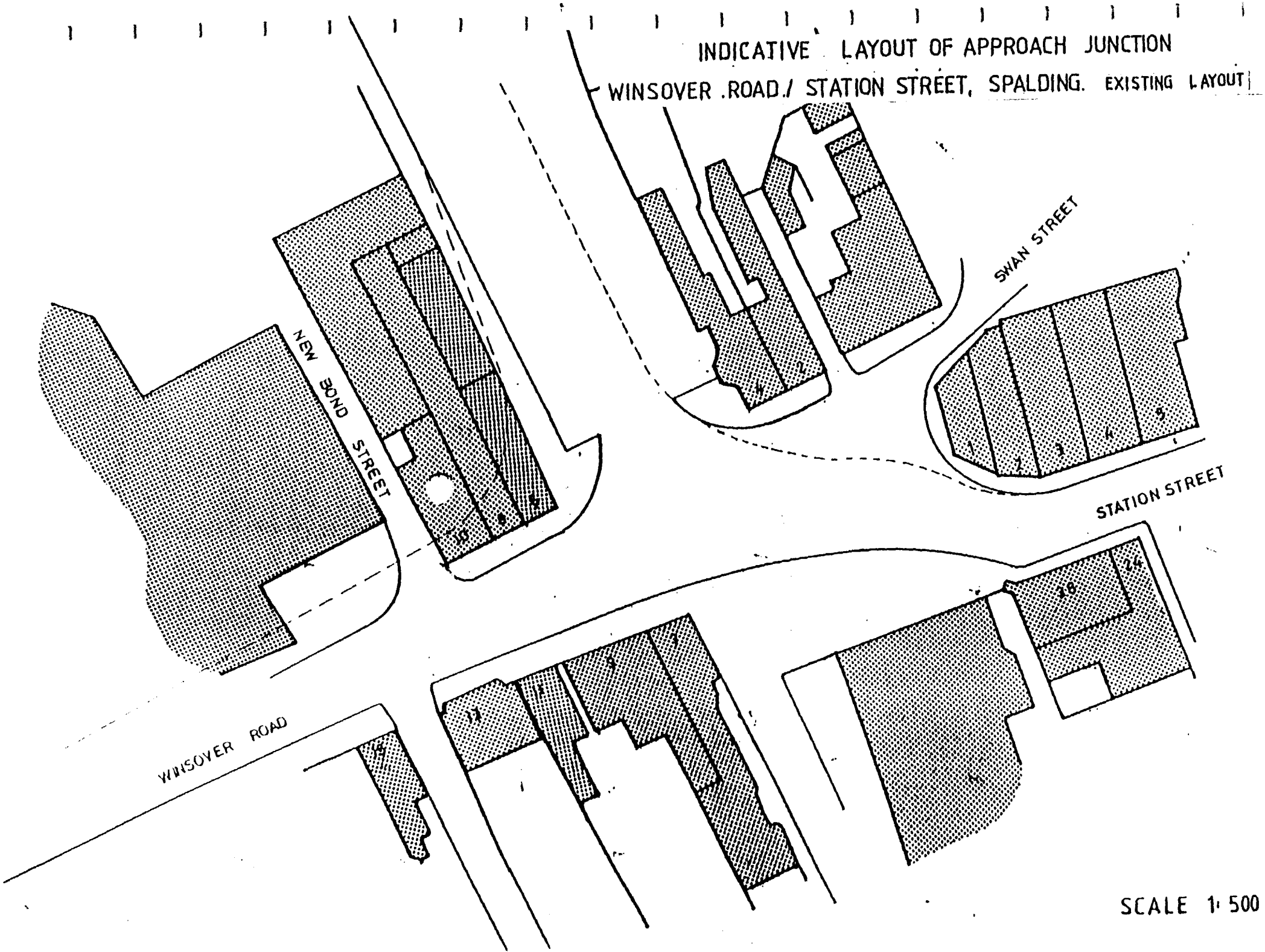


SIGNAL SEQUENCE

SCALE 1:500

NOTES

1. SWAN STREET TO BE CLOSED ON COMPLETION OF REALIGNMENT INTO STATION APPROACH.
2. ALL DIMENSIONS TO BE CHECKED ON SITE.
3. STATUTORY UNDERTAKERS EQUIPMENT MAY BE AFFECTED BY THIS REALIGNMENT. NO ENQUIRES HAVE BEEN MADE AT THIS MOMENT IN TIME.


INDICATIVE LAYOUT OF APPROACH JUNCTION
WINSOVER ROAD / STATION STREET, SPALDING. EXISTING LAYOUT
NEW BOND STREET
SWAN STREET
STATION STREET
WINSOVER ROAD
SCALE 1:500

G W Associates,
13 High Street,
Great Gonerby,
Grantham.
Lincs.
NG31 8JS.

Mr D Roberts

DJR/JJ H16/0154/94

93109/SCG/PM

10 May 1995

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT, OFF PARK ROAD, SPALDING.

In reply to your letter received on the 6th April 1995, and our more recent telelphone conversation.

As discussed, I can advise that the amendments relating to the blocks of flats represent an improvement over the previous proposal. I would however wish to reserve judgement on certain aspects of the architectural design for future consideration. Although any advice given at this stage must be regarded as informal only, it would appear as though the specific reason for refusal relating to the flats is capable of being overcome. I would however remind you of the other reasons contained on the Decision Notice.

I hope this is of assistance, and apologise for the time taken in replying to your letter.

Yours faithfully

N Midlen
Development Control Manager

G. W. ASSOCIATES
Architectural Design

SHDC
-6 APR 1995
Housing & Planning
Received

Your Ref: H16/0154/94
Our Ref : 93109/SCG/PM
Date : 28-2-95

SHDC
-6 APR 1995
Housing & Planning
Received

Mr D.Roberts,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Sir,

Re: RESIDENTIAL DEVELOPMENT, OFF PARK ROAD, SPALDING

Further to our recent meeting and your subsequent letter outlining the meetings minutes, we hereby enclose a copy of drawing numbers 93109/01 rev F & 10 which show the revised blocks of flats as only two storey(four unit) tall. We have rearranged the orientation in line with your recommendations to give more amenity space and greater space between the two blocks to ensure sufficient levels of privacy and daylighting for future residents.

We have looked into the issue of turning plots 1-6 around so that they front onto Park Road but have found this not to be practical due to the 5m easement to the water main and the earlier comments by your highways department which advised us that drives fronting onto Park Road would not be acceptable. Given these criteria if we turned the units around it would leave them with large front open gardens and small unusable private rear gardens. We therefore feel that the current design gives the best use of the area.

We would be pleased to hear your comments upon our revised proposals.

Yours faithfully

Simon Gilbert

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel/Fax (01476) 75056

Elvin & Co Solicitors,
11 Gotham Road,
East Leake,
Loughborough,
Leics.
LE12 6JG.

Mr D Roberts

DJR/JJ H16/0154/94

WKG/FB/BROOK.SPALDING

20 Feb 1995

Dear Sir,

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT, 25 DWELLINGS AT PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP.

In reply to your letter dated the 15th February 1995 and your earlier letter in respect of the above, I can advise that the District Council's Planning Department does not have an adopted estates design guide policy relating to space around dwellings.

You may not be aware that I met the Applicants Agents, G W Associates, on the 2nd February of this year to discuss reason for refusal No. 2. I subsequently wrote to the Agents on the 7th February 1995, and you may wish to contact them over this matter. I hope this is of assistance, and apologise for the delay taken in replying to your earlier letter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

ELVIN & CO SOLICITORS

M.A. St. J. Elvin
Julia M. Elvin, B.A.
Wendy K. Green, LL.B.

11 Gotham Road, EAST LEAKE, Loughborough, Leics. LE12 6JG. TEL: EAST LEAKE (01509) 852454 FAX: (01509) 852195

Our Ref: WKG/EB/BROOK.SPALDING
Your Ref: DJR/JJ H16/0154/94

15th February 1995

Mr N Midlen
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs, PE11 2XE

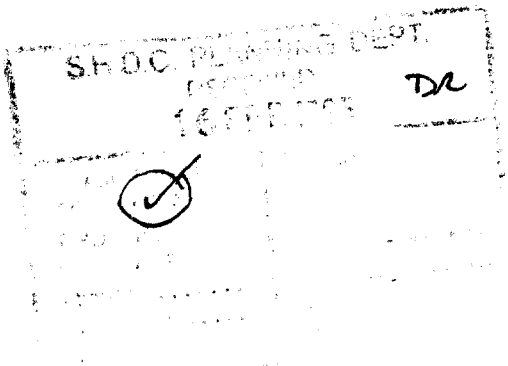
Dear Mr Midlen

PLANNING APPLICATION : RESIDENTIAL DEVELOPMENT - 25 DWELLINGS AT PARK ROAD, SPALDING, FOR BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD

We refer to our undated letter sent to you on 20th January, requesting details of any space about buildings standards, which your Council may have adopted. In order that we can prepare our appeal against your Council's refusal of the above development, we should be pleased to hear from you as soon as possible either with details of any adopted policy or Council house, or alternatively, confirmation that no approved policy exists.

Yours faithfully

ELVIN & CO



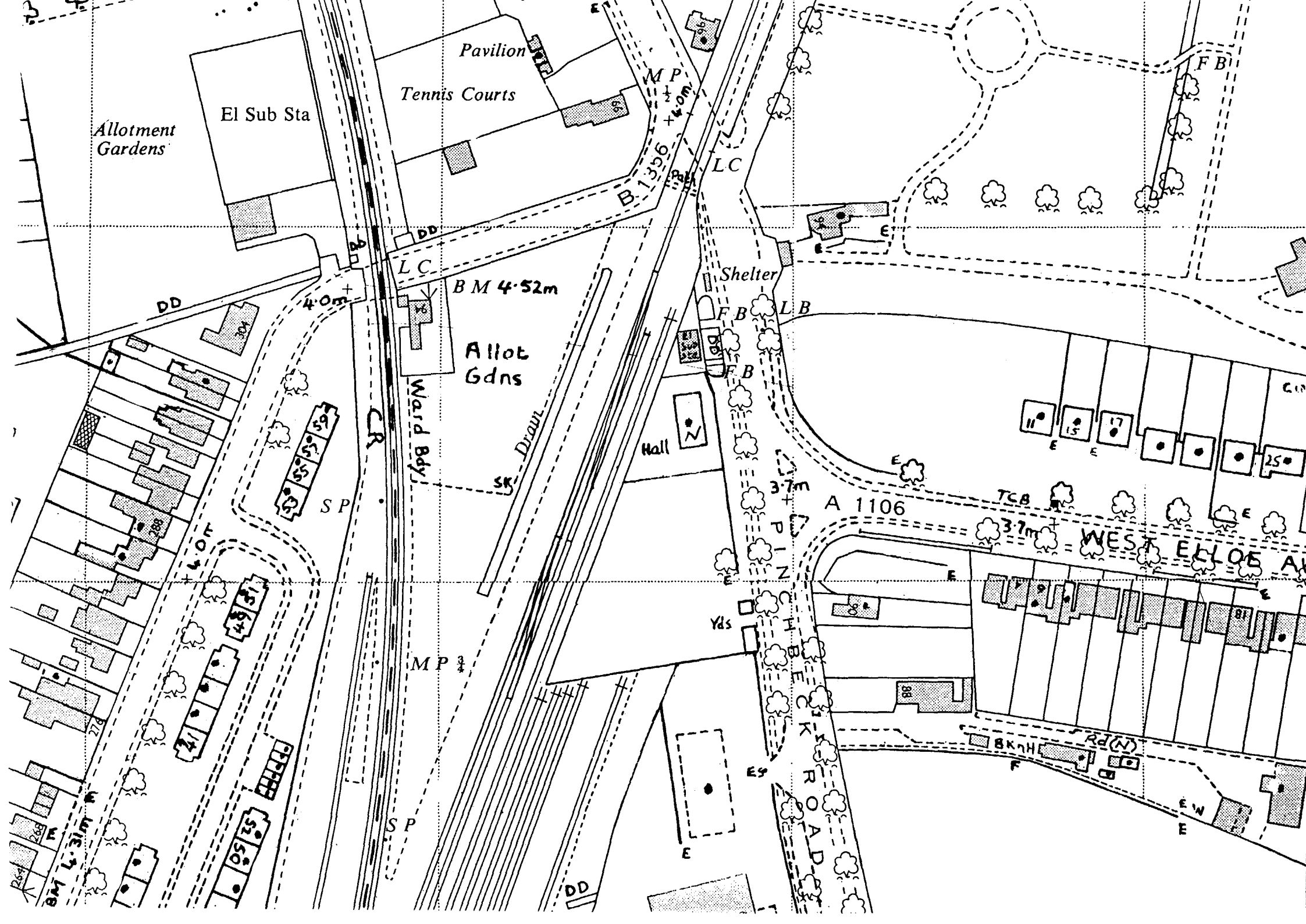
This firm is regulated by the Law Society in the conduct of Investment Business



STREET ELEVATION OF PLOTS 7-13



STREET ELEVATION OF PLOTS 1-6


Pavilion
Tennis Courts
El Sub Sta
Allotment Gardens
B 1356
MP ½
LC
Shelter
FB
LB
BM 4·52m
Allot Gdns
Ward Bdy
Drain
Hall
A 1106
3·7m
WEST ELLOE AV
PIER
BECK ROAD
Yds
MP ¾
SP
DD
CR
BKnH
Rd (N)

Lincolnshire County Council,
Highways and Planning Department,
4th Floor,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr D Roberts

DJR/JJ H16/0154/94

CB/DEBT/2/RCA

08 Feb 1995

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING BY BROOKHOUSE PARTNERSHIP.

I refer to your letter dated 14th November 1994, and our subsequent *discussions* on the above application. I can advise that the application was considered at the District Councils Planning Committee meeting on the 24th January 1995, when it was resolved to refuse permission for the reasons stated on the enclosed copy decision notice. Your attention is drawn to the reason No 3, which was imposed by the District Council notwithstanding your earlier comments that you would not support this reason at appeal.

The Council's Planning Committee also instructed me to write to you, to formally request that junction improvements at the Park Road/Pinchbeck Road intersection be included in your programme of works, and subsequently be carried out. The District Council maintains the view that this junction is far from satisfactory, and I would hope that your Authority would view the District Council's request favourably.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Lincolnshire County Council,
Highways and Planning Department,
4th Floor,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr D Roberts

DJR/JJ H16/0154/94

CB/DEBT/2/RCA

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Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

[redacted]

Director of Highways and Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
LINCOLN
LN1 1DN

D.J.Roberts

DJR/JH
H16/0154/94

CB/DEB2/LMS

31 Oct 1994

Dear Sir,

RE: PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING, BROOKHOUSE PARTNERSHIP

In response to your letter dated 12th October 1994, in respect of the above development.

I note your comments regarding the absence of funds for highway junction improvements, but cannot agree that this is justification for committing such an obviously bad development. I am proposing therefore to impose the following reason for refusal, in addition to the planning grounds, on the decision notice for the development:-

> *"The proposed access to the development is situated close to the junction of Park Road and the A16. This junction is presently unsatisfactory in that vehicles entering Park Road from the Spalding direction of the A16 have difficulty in manoeuvering at the junction, and vehicles waiting to turn right into the A16 from Park Road cause considerable tail-back. In the opinion of the local planning authority, the proximity of the proposed access to the Park Road/A16 junction would result in a danger to highway traffic and would prejudice any future proposals to improve the alignment of the junction of Park Road and the A16."*

I would welcome your comments on the proposed reason.

I look forward to hearing from you in the near future in this matter.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

Director of Highways and Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
LINCOLN
LN1 1DN

D.J.Roberts

DJR/JH
H16/0154/94

CB/DER2/LMS

31 Oct 1994

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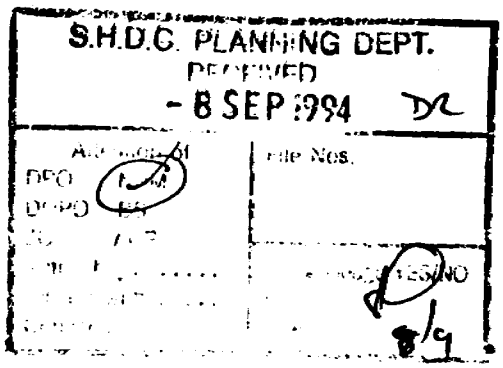
Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your Ref: H16/0154/94
Our Ref : 93109/SCG/PM
Date : 07-09-94



Mr D.J. Roberts
Planning Department
South Holland District Council
Council Offices
Priory Rd
Spalding
Lincs
PE11 2XE

Dear Sir,

Re: 25 Dwellings off Park Road, Spalding

Further to our telephone conversation today we understand that the planning committee has visited the site and agreed with your proposal that a refusal be granted subject to two new matters. These new matters being the suitability of the highway site access layout and the proximity of the flats to each other.

Whilst the above two new matters are being checked by yourselves we would ask that the final determination be deferred to enable further discussion to take place.

Yours faithfully

Simon Gilbert

c.c. J. Alexander
A. Donnelly
W. Green
M.Taggart

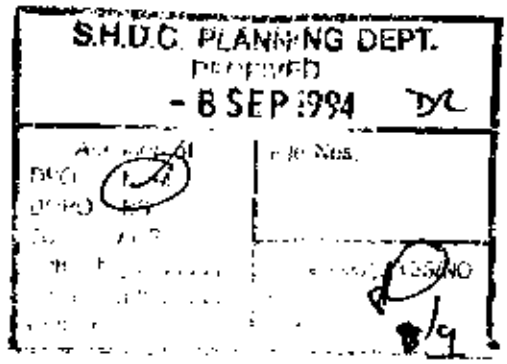
P15 · 8/9
Recent Minute: not proposed to defer: decision minute: All matters to be considered in light of new App.

G.W. ASSOCIATES

ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0478) 75056

Your Ref: H/6/154/94
Our Ref : 9316/SGE/PM
Date : 07.09.94



The Chief Executive
Planning Department
South Holland District Council
Council Offices
Priory Rd
SPALDING
Lincs
PE11 1XA

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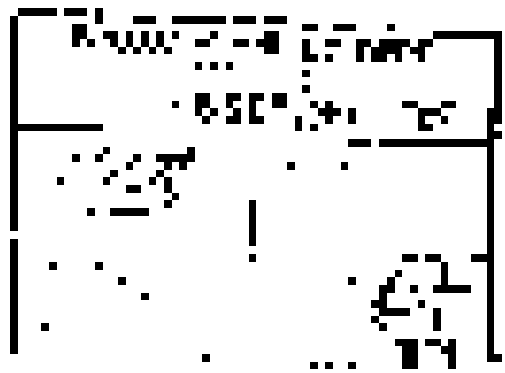
Yours faithfully

Simon Gilbert

cc: J. Alexander
M. Donnelly
A. Green
N. Taylor

PLS - 8/9
Next Minute: not proposed to defer: Note minute: All matters to be considered in light of new Info

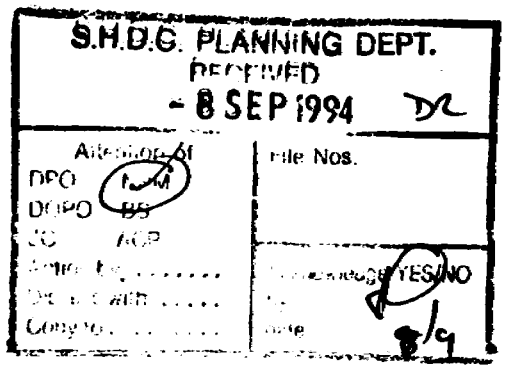
G.W. ASSOCIATES



G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your Ref: H16/0154/94
Our Ref : 93109/SCG/PM
Date : 07-09-94



Mr D.J. Roberts
Planning department
South Holland District Council
Council Offices
Priory Rd
Spalding
Lincs
PE11 2XE

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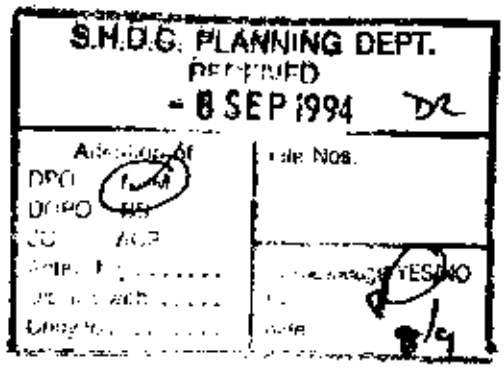
c.c. J. Alexander
A. Donnelly
W. Green
M.Taggart

P15 · 8/9
Wrong Minute: not proposal to defer: decision Minute: All matters to be considered in light of new App.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your Ref: H16/0154/94
Our Ref : 93109/SCG/PM
Date : 07-09-94



Mr D.J. Roberts
Planning department
South Holland District Council
Council Offices
Priory Rd
Spalding
Lincs.
PE11 2XE

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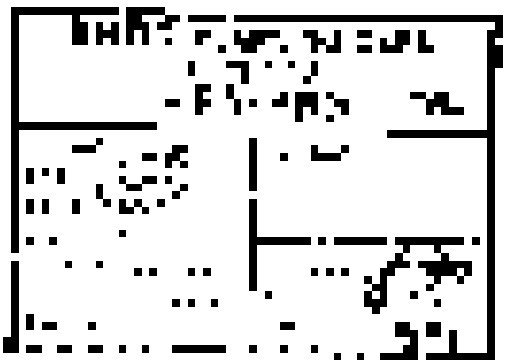
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c.c. J. Alexander
A. Donnelly
W. Green
M.Taggart

PLS - 8/9
await minute: not proposal to defer: date minute: All matters to be considered in light of new app.

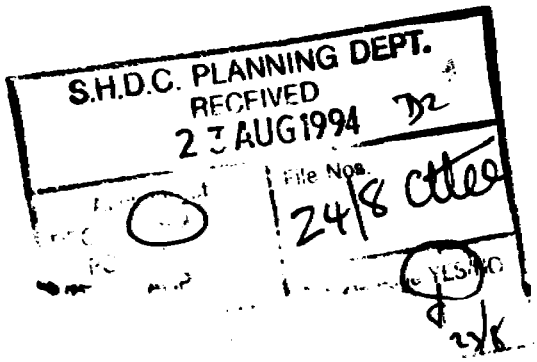
G.W. ASSOCIATES



G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94
Our Ref :93109/SCG/NMG
Date :19-8-94



Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir,

Re: 25 DWELLINGS OFF PARK ROAD, SPALDING.

Further to our last telephone conversation we write to clarify the matter of density on the above site by enclosing a copy letter from Mr Curnock of your department dated 20th September 1993.

During our earlier discussions with Mr Curnock concerning this site he advised us by telephone on 17th May 1993 that due to the proximity of the site to the town centre a density of around 20 to the acre would be acceptable, subject to site shape and access road position. The site area is 1.2 acres thus making us only one dwelling away from his initial advice.

We would be pleased if these documents could accompany the application to the committee on 24th August 1994 in order to clarify the position.

Yours faithfully,

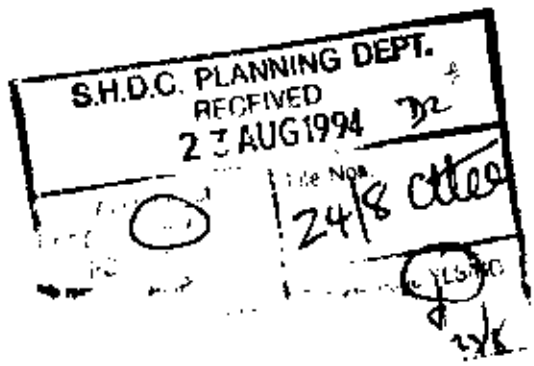
P.P.

Simon Gilbert.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94
Our Ref :93109/SCG/NMG
Date :19-8-94



Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
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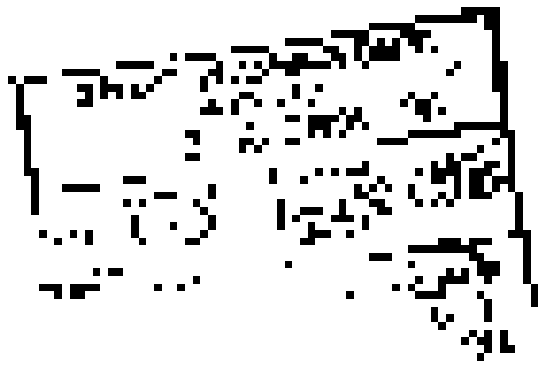
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G.W. ASSOCIATES

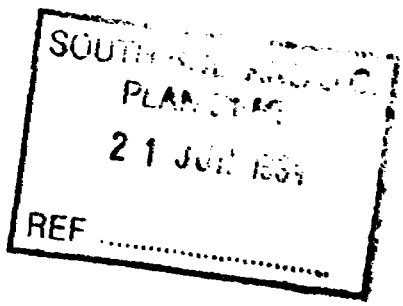


G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref: SCG/NG
Date : 20-6-94

Mr A.C.Pickering,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE



Dear Sir,

Re: RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING

Further to your letter of 17th June 1994 we hereby enclose the following items to ease your processing of the above application :-

a) Three marked up copies of drawing number 93109/01 rev E showing land ownership

b) Four copies of application form showing the application is for 25No dwellings

c) 1No additional fee cheque for £420.00

We trust that there is no reason why this application cannot now be processed smoothly.

Could you please send us a revised planning application fee structure sheet. ✓done 22/6.

Yours faithfully

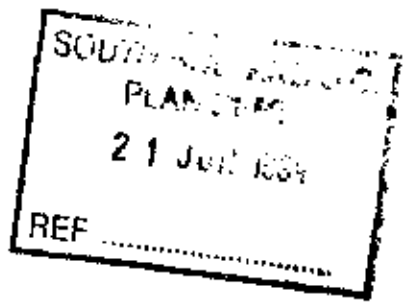
Simon Gilbert

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref: SCG/NG
Date : 20 6 94

Mr A.C.Pickering,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE



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C.W. ASSOCIATES



G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94 & H16/1229/93
Our ref :93109/SCG/NMG
Date :9-5-94

Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
REF .....

Dear Sir,

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Further to your letters of 14th & 18th February 1994, copies enclosed, we hereby enclose a copy of a specialists report and survey results from Sound Advice which is intended to clarify the reservations you have concerning ground and air borne vibration due to close proximity to the railway. The above survey suggests that there are minimal problems that will be caused by the railway upon residents.

We have undertaken percolation tests and had discussions with Anglian Water Authority, National Rivers Authority and Welland and Deeping internal drainage board. Consequently we have decided to

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94 & H16/1229/93
Our ref :93109/SCG/NMG
Date :9-5-94

Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
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G.W. ASSOCIATES

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13 High Street, Great Gonerby
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Your ref:H16/0154/94 & H16/1229/93
Our ref :93109/SCG/NMG
Date :9-5-94

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Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

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06 JUN 1994
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We trust that the above clarifies the points raised, and that now the application can now proceed without further delay.

During the interim period of delay while we were clarifying the above points we have had discussions with your Highways Department with a resultant minor redesign of the site layout to accommodate their requirements. We therefore enclose five copies of drawing numbers 93109/01 rev E and 93109/04 rev B.

Could you please advise Mr A.C. Pickering of your administration department that our current application for 25 dwellings wholly supersedes our previous submission for 21 dwellings, therefore the current fees submitted should be adequate.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:H16/0154/94 & H16/1229/93
Our ref :93109/SCG/NMG
Date :9-5-94

Mr D.J.Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

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06 JUN 1994
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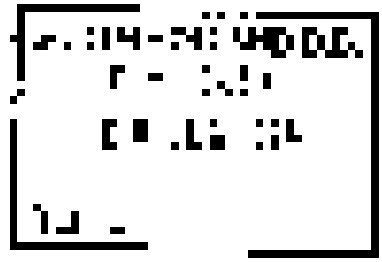
C.W. ASSOCIATES

[redacted]

[redacted]

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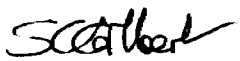
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Should you have any queries then please do not hesitate to contact the undersigned.

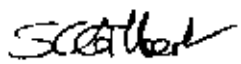
Yours faithfully



Simon Gilbert

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Yours faithfully



Simon Gilbert

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your ref:CB/DEVT/2/AM
Our ref :SCG/NMG
Date :17-3-94

Mr C.Briggs
Highways Department
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN.

Dear Sir,

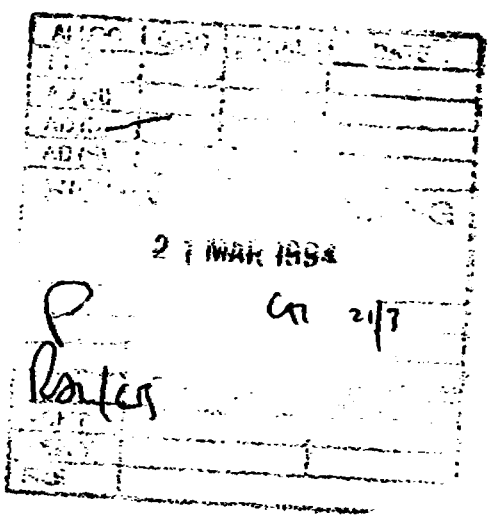
Re: PROPOSED RESIDENTIAL DEVELOPMENT OFF PARK ROAD, SPALDING.

Further to your letter of 10th March 1994 and our subsequent telephone conversation we hereby enclose our A4 part layout proposal for plots 11-25 showing an alternative road layout including the same number and types of dwellings as previously submitted. We would be pleased to receive your detailed comments regarding the road and parking designs.

We look forward to hearing from you.

Yours faithfully,

Simon Gilbert.



G.W. ASSOCIATES
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13 High Street, Great Gonerby
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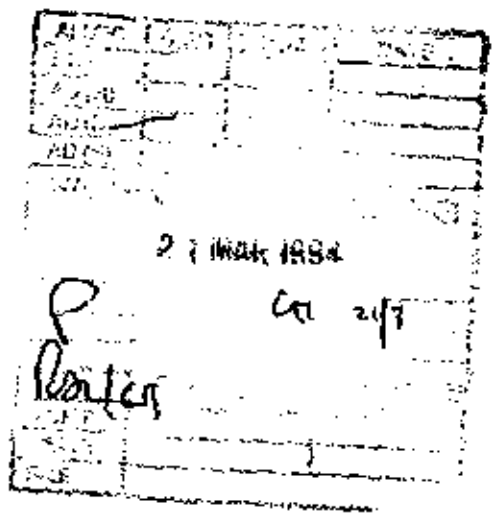
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G.W. ASSOCIATES

Elvin & Co Solicitors,
11 Gotham Road,
East Leake,
Loughborough,
Leics.
LE12 6JG.

Mr D Roberts

DJR/JJ H16/0154/94

WKG/EB/BROOK.SPALDING

20 Feb 1995

Dear Sir,

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT, 25 DWELLINGS AT PARK ROAD, SPALDING FOR BROOKHOUSE PARTNERSHIP.

In reply to your letter dated the 15th February 1995 and your earlier letter in respect of the above. I can advise that the District Council's Planning Department does not have an adopted estates design guide policy relating to space around dwellings.

You may not be aware that I met the Applicants Agents, G W Associates, on the 2nd February of this year to discuss reason for refusal No. 2. I subsequently wrote to the Agents on the 7th February 1995, and you may wish to contact them over this matter. I hope this is of assistance, and apologise for the delay taken in replying to your earlier letter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Elvin & Co Solicitors,
11 Gotham Road,
East Leake,
Loughborough,
Leics.
LE12 6JG.

Mr D Roberts

DJR/JJ H16/0154/94

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N Midlen
Principal Planning Officer
Development Control

G W Associates,
13 High Street,
Great Gonerby,
Grantham.
Lincs.
NG31 8JS.

Mr D Roberts

DJR/JJ H16/0154/94

93109/SOG/PM

10 May 1995

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT, OFF PARK ROAD, SPALDING.

In reply to your letter received on the 6th April 1995, and our more recent telelphone conversation.

As discussed, I can advise that the amendments relating to the blocks of flats represent an improvement over the previous proposal. I would however wish to reserve judgement on certain aspects of the architectural design for future consideration. Although any advice given at this stage must be regarded as informal only, it would appear as though the specific reason for refusal relating to the flats is capable of being overcome. I would however remind you of the other reasons contained on the Decision Notice.

I hope this is of assistance, and apologise for the time taken in replying to your letter.

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N Midlen
Development Control Manager

G W Associates,
13 High Street,
Great Gonerby,
Grantham.
Lincs.
NG31 8JS.

Mr D Roberts

BJH/JJ H16/0154/94

93109/SOG/PM

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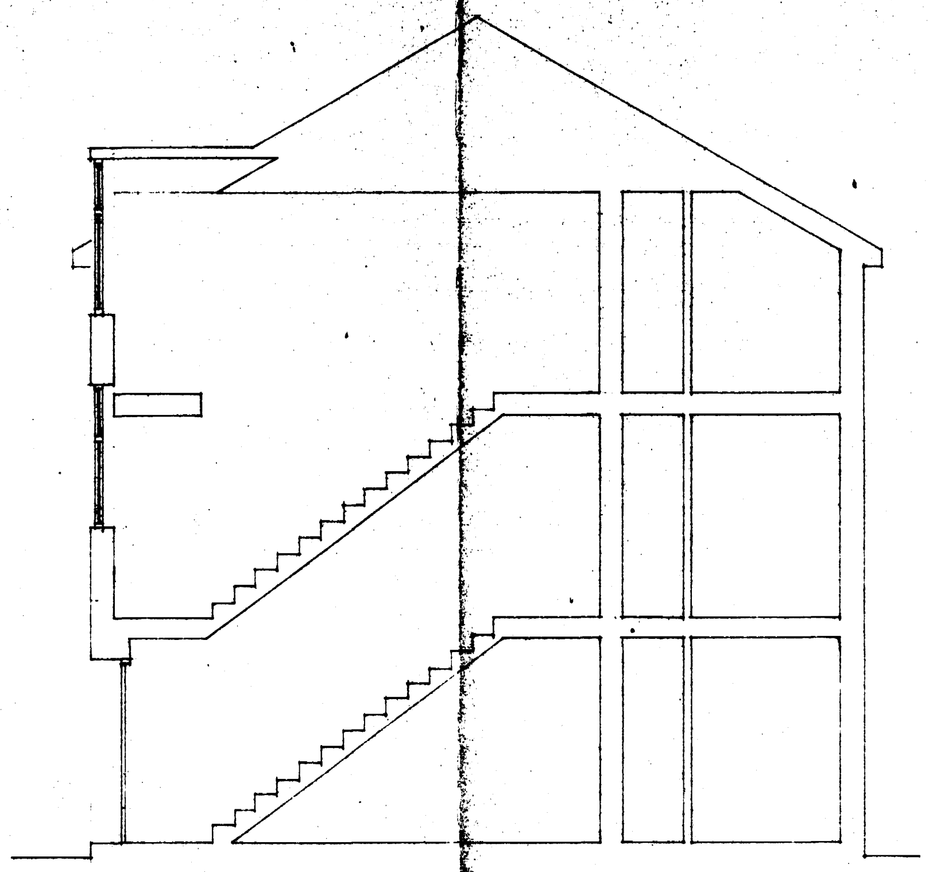
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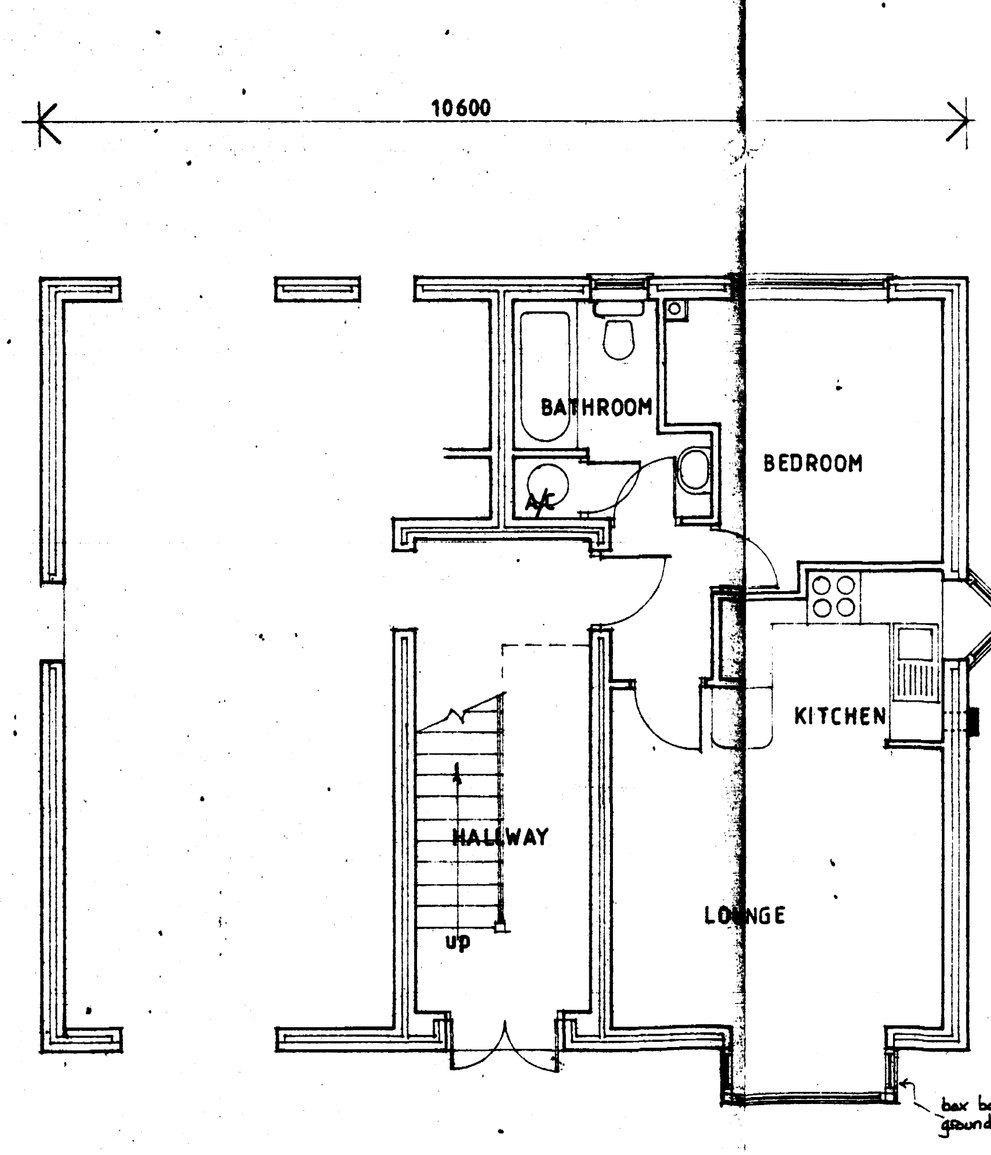
FRONT ELEVATION



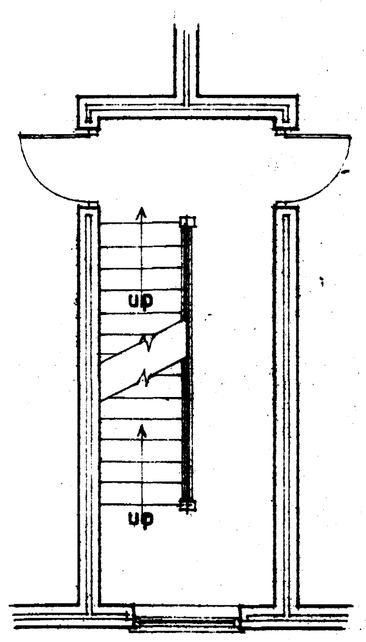
CENTRAL SECTION



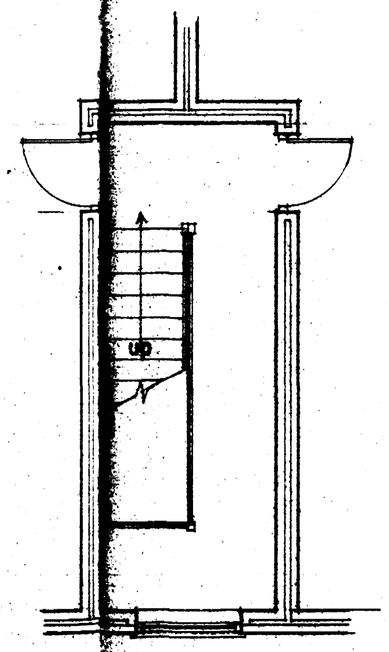
REAR ELEVATION



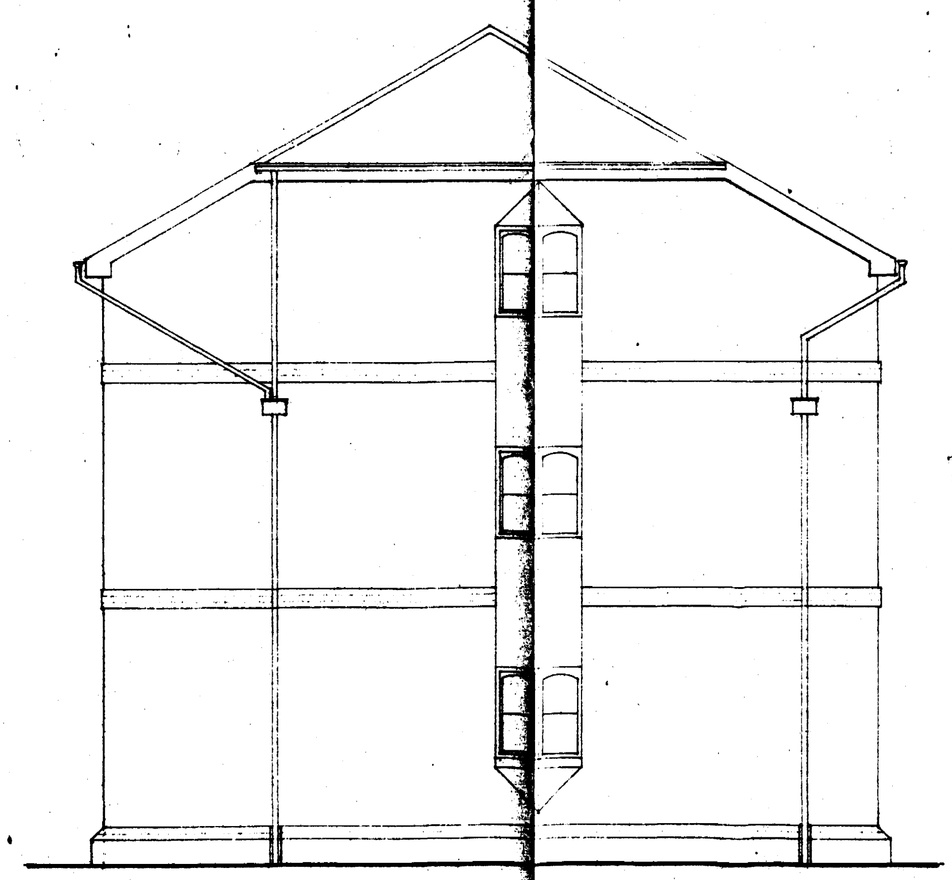
TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



PART SECOND FLOOR PLAN



SIDE ELEVATION

Gross internal floor area

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 10 FEB 1994 REF - 0154/94

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE ROAD, GRANTHAM.

PARK ROAD
SPALDING

1 BED FLATS (6 BLOCK)
PLANS AND ELEVATIONS

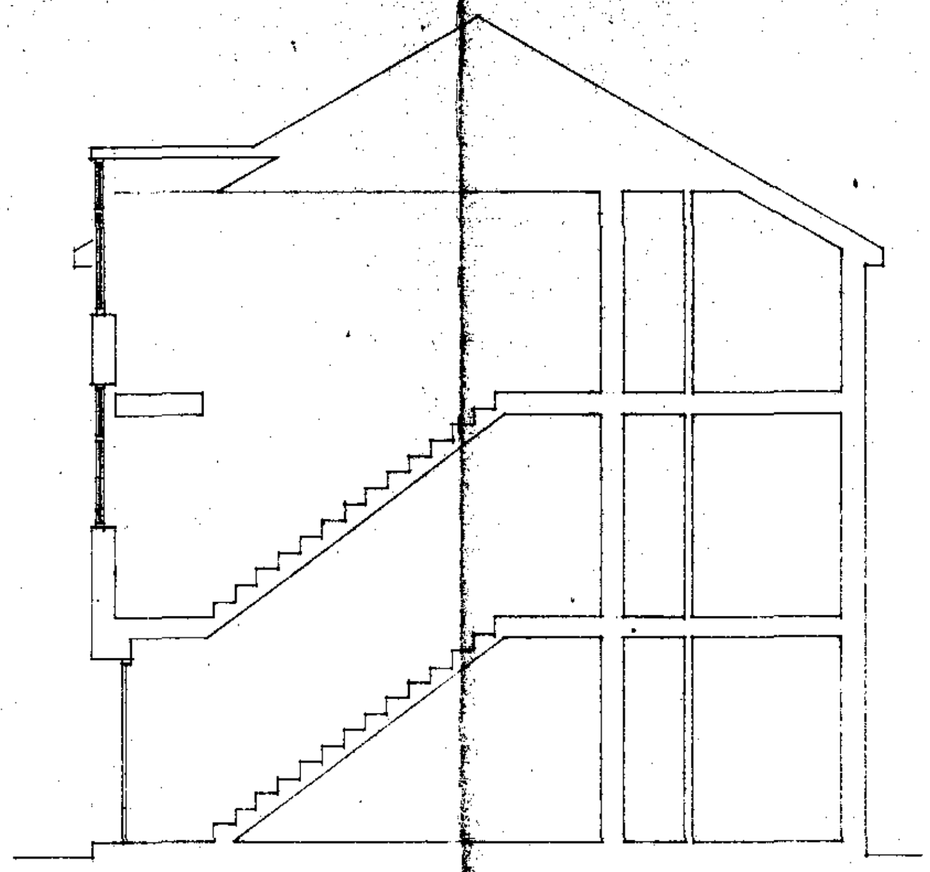
93109/99

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JAN 94



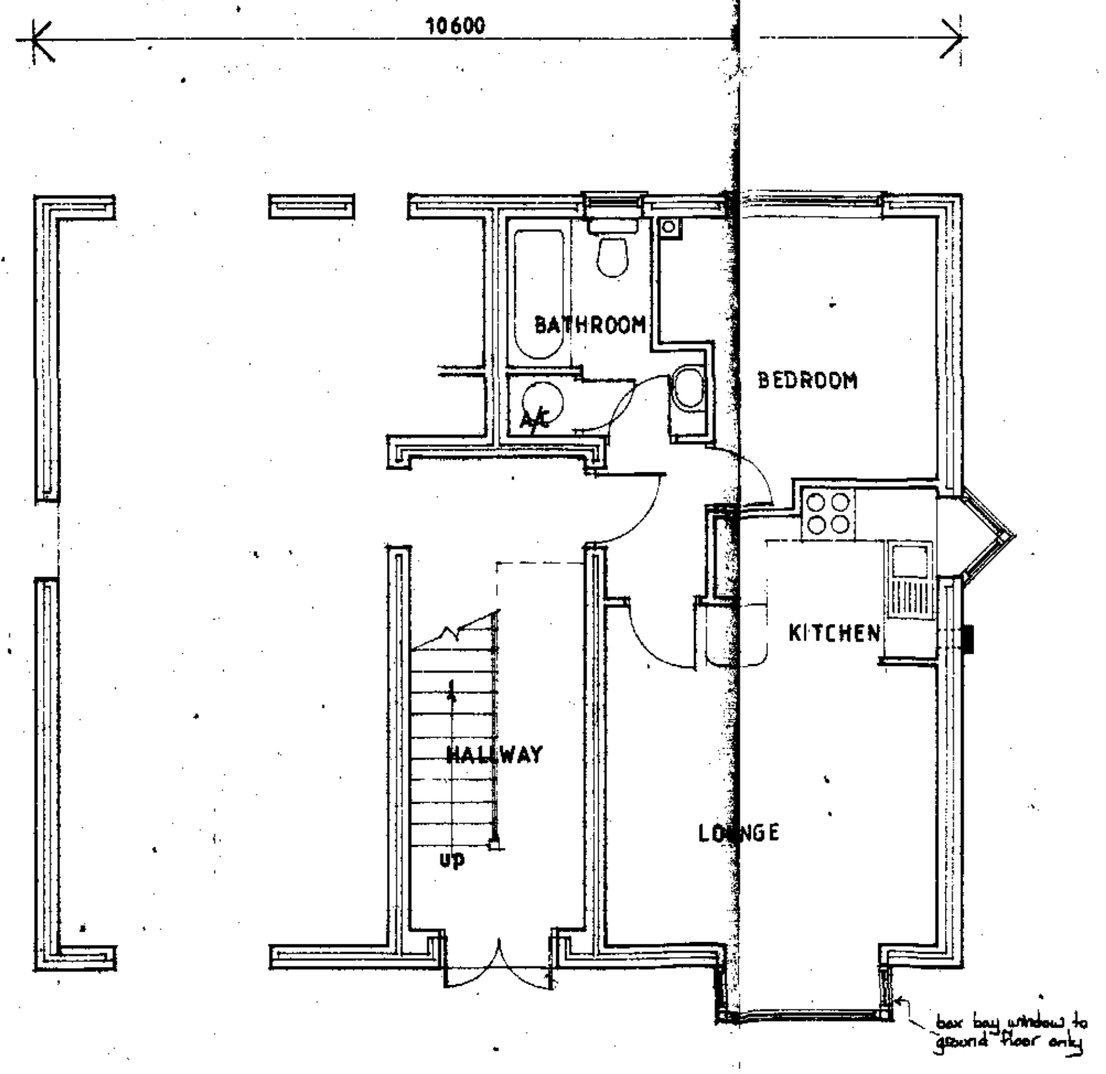
FRONT ELEVATION



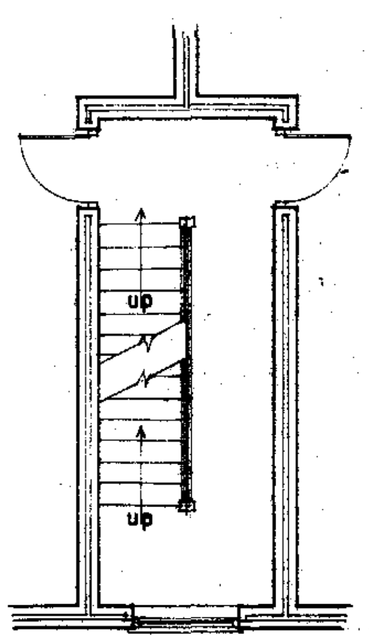
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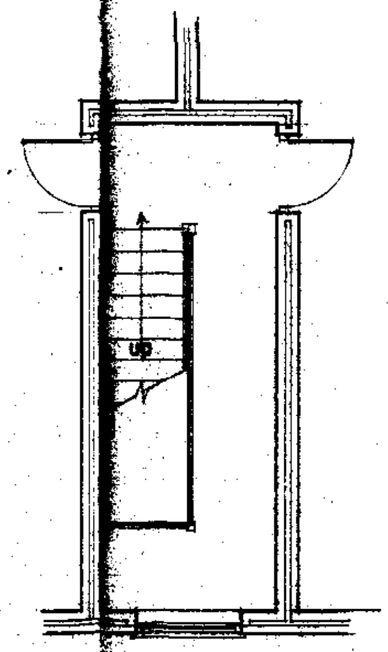
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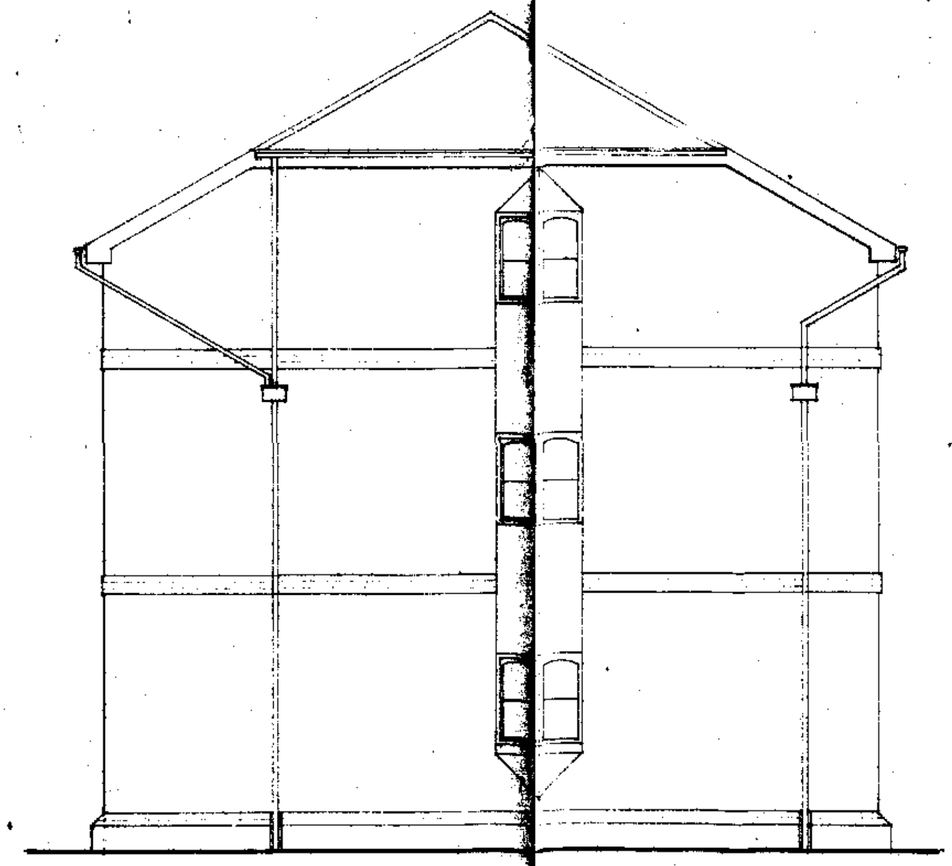
TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



PART SECOND FLOOR PLAN



SIDE ELEVATION

Gross internal floor drea

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 10 FEB 1994 - 0154/94

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE ROAD, GRANTHAM.

PARK ROAD
SPALDING

1 BED FLATS (6 BLOCK)
PLANS AND ELEVATIONS

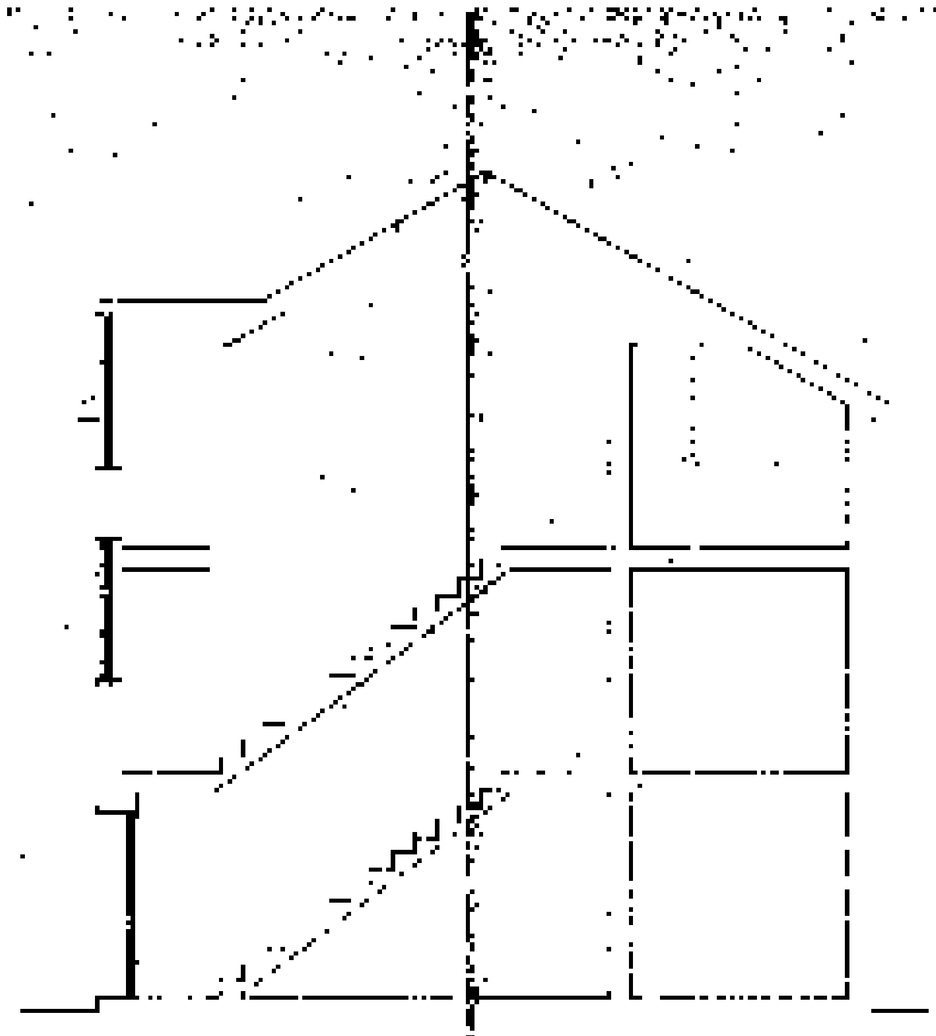
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JAN 94



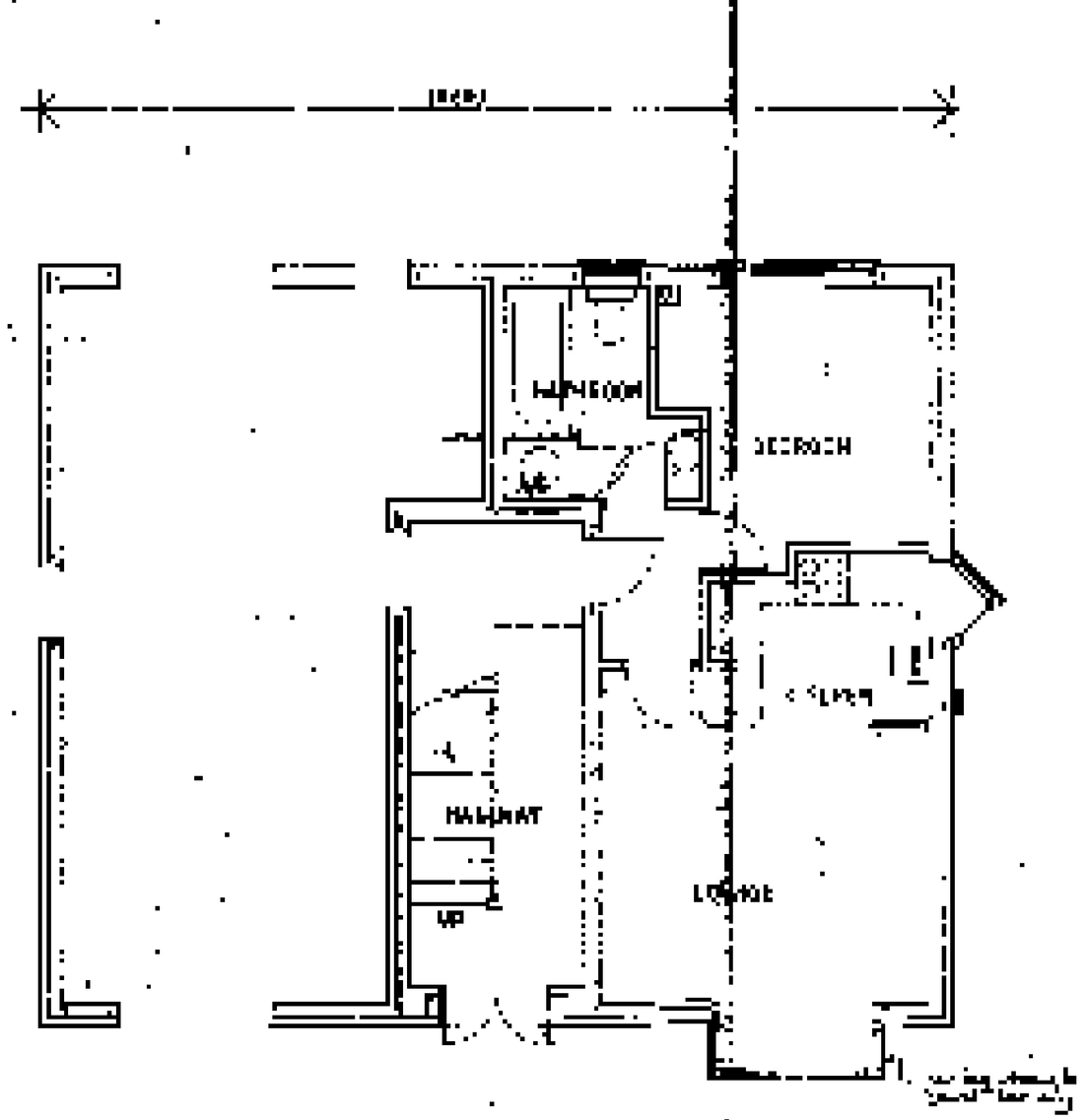
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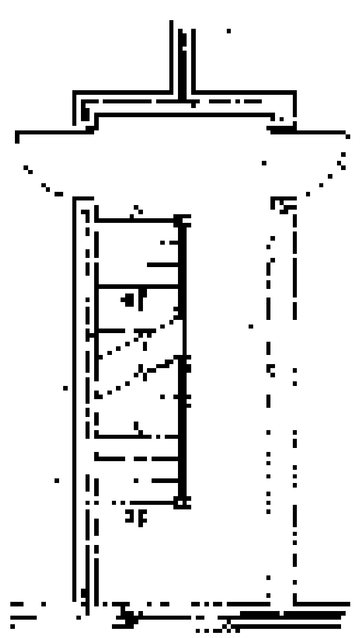
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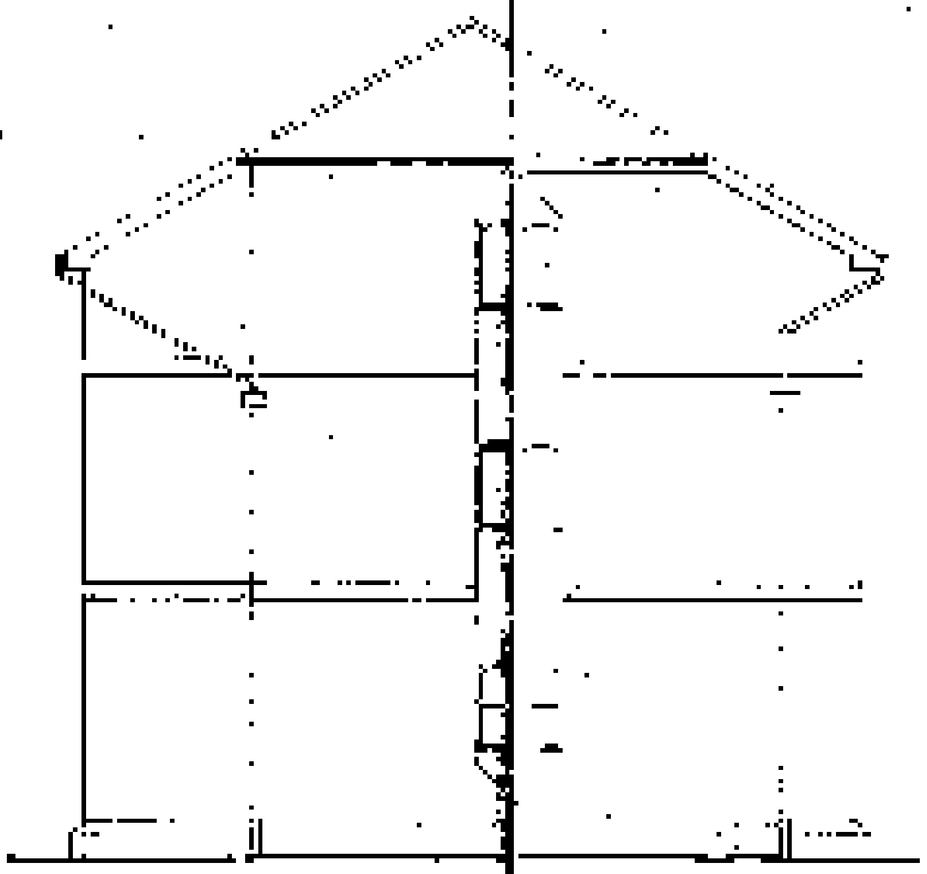
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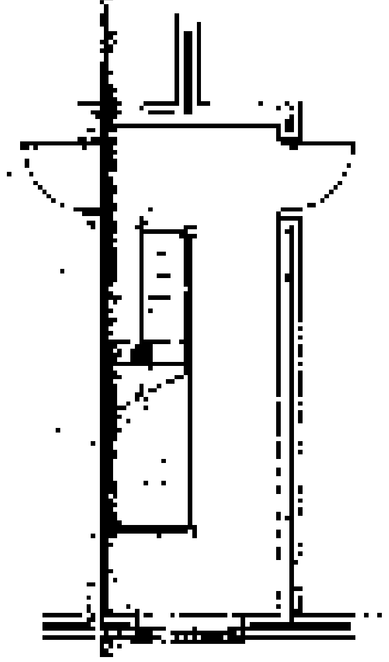
TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



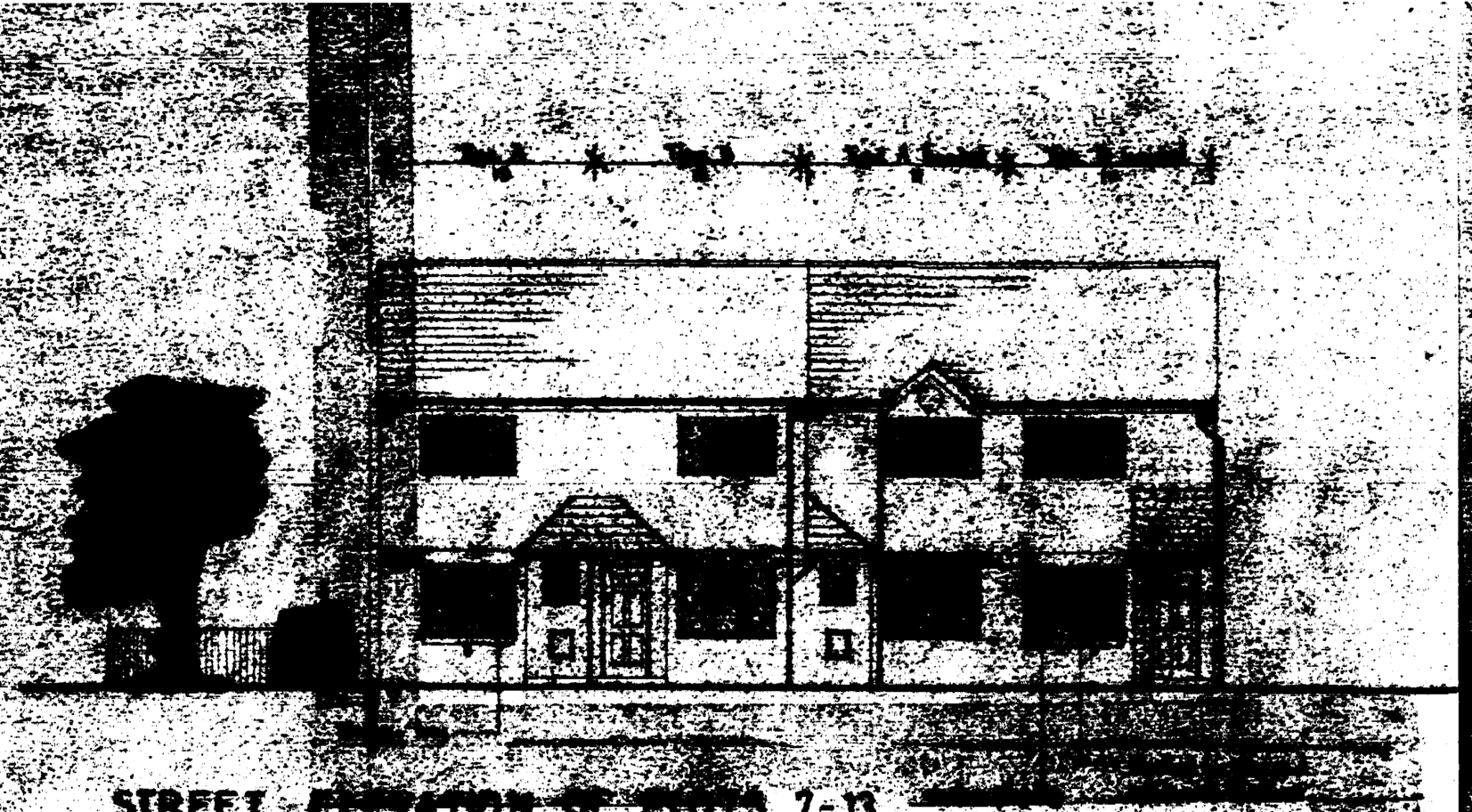
SIDE ELEVATION



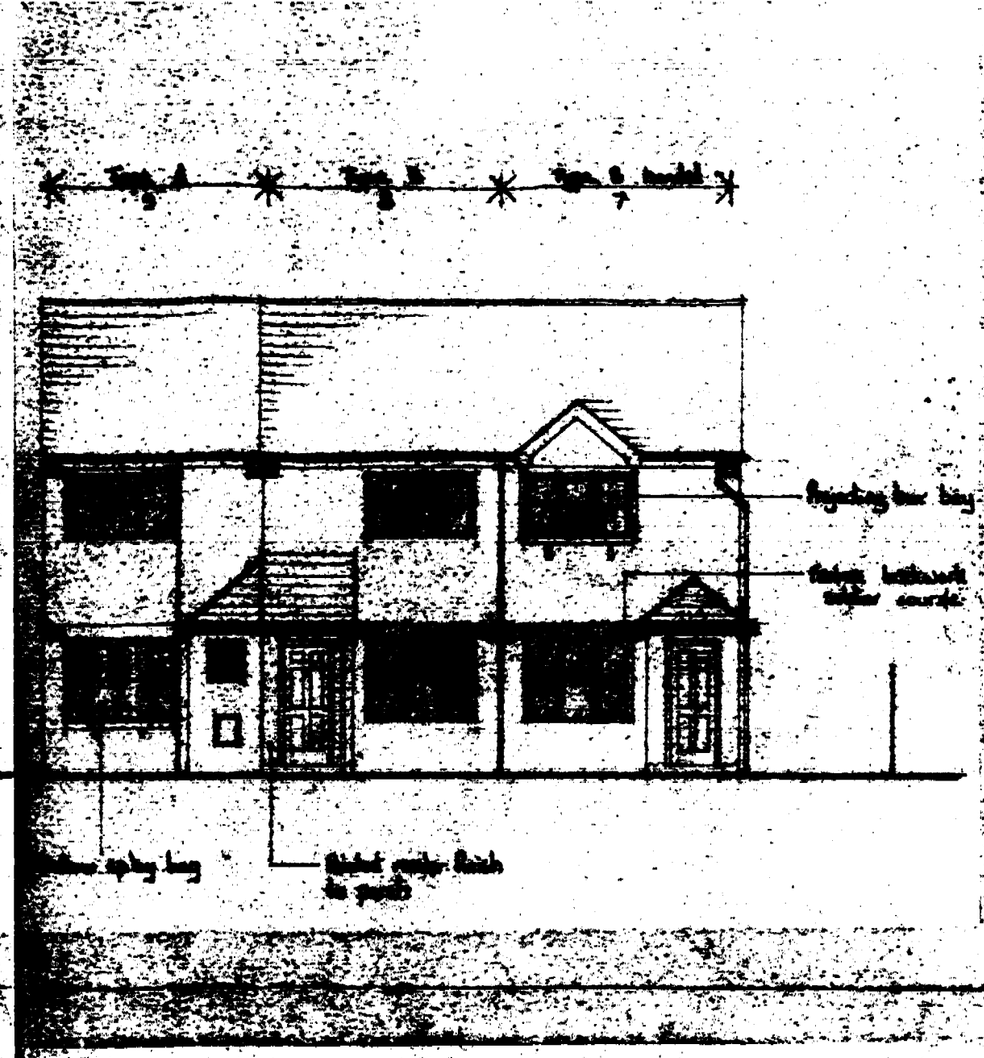
PART SECOND FLOOR PLAN

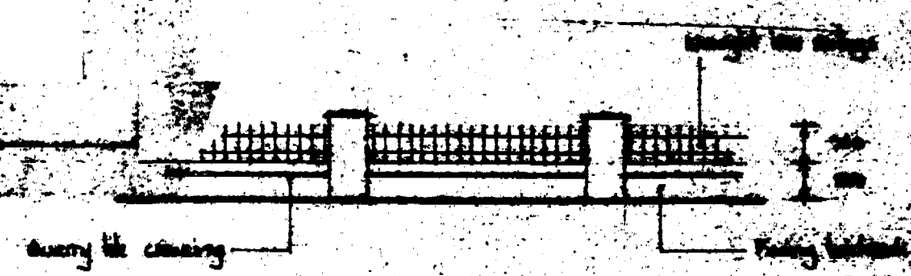
Gross internal floor area

G.W. ASSOCIATES



STREET ELEVATION OF PLOTS 7-13

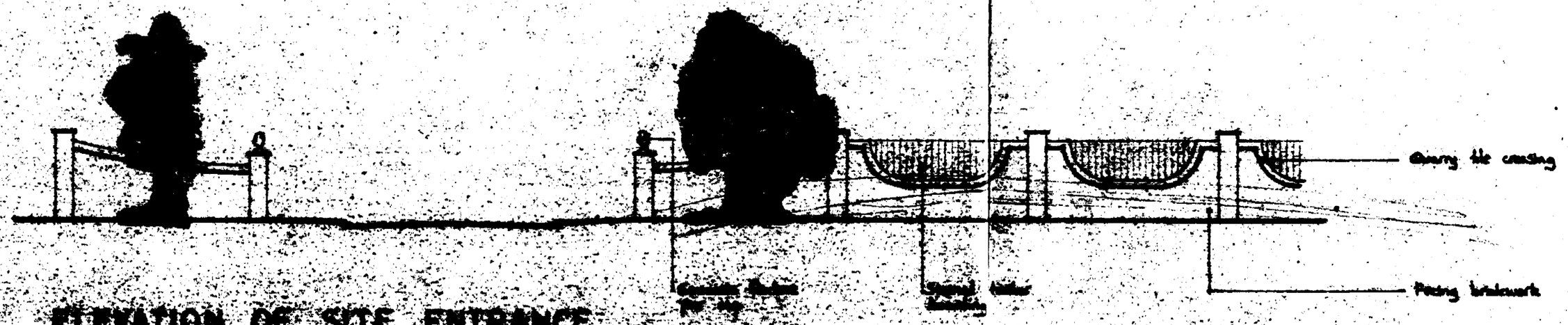




TYPICAL LOW BRICK WALL



STREET ELEVATION OF PLOTS 1-6



ELEVATION OF SITE ENTRANCE

for B 1-5-96 Elevation of plots 7-13 revised

for A 4-2-96 Low brick wall design added Elevation brickwork revised

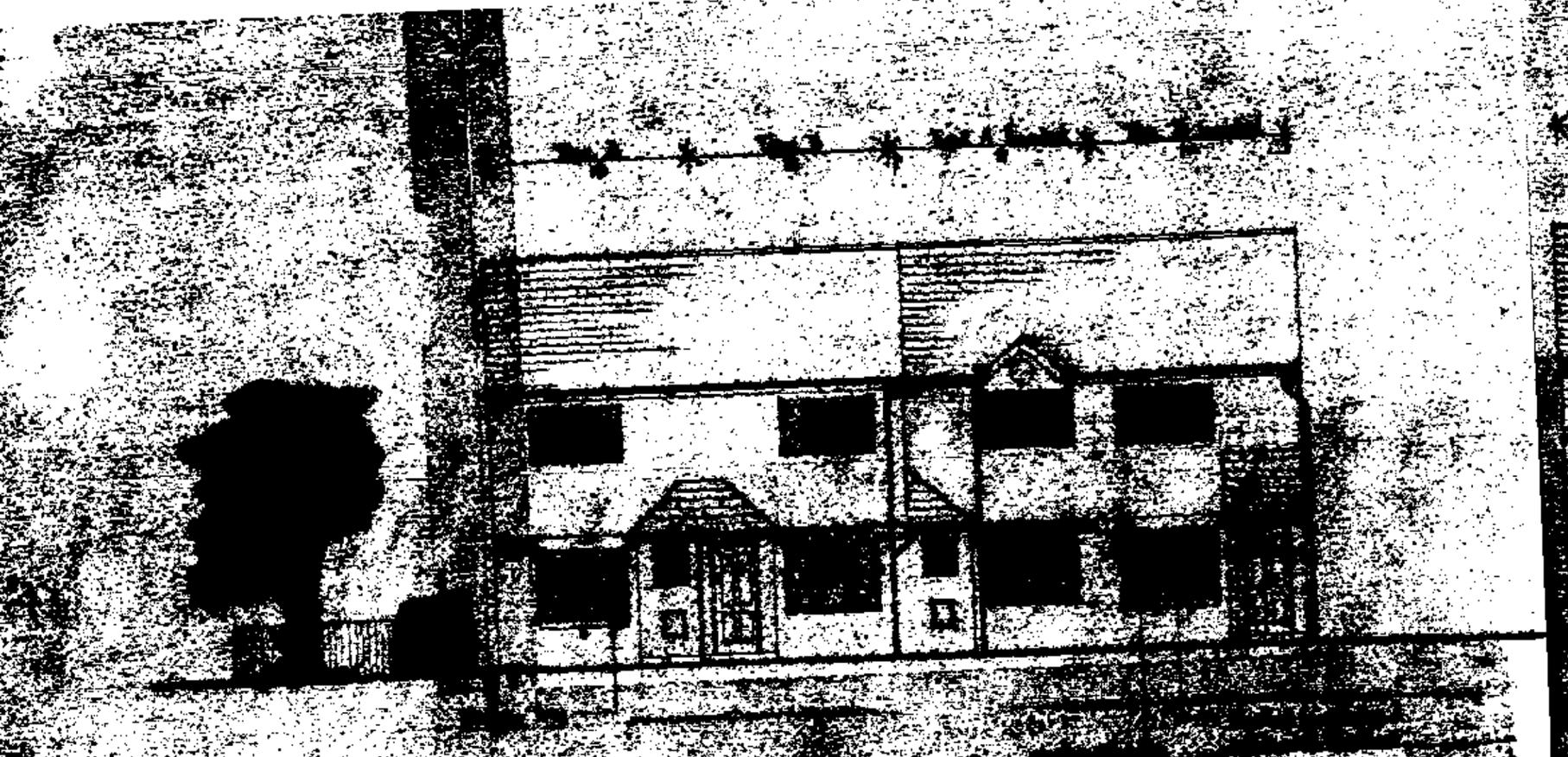
G.W. ASSOCIATES

RIVERHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE RD, GRANTHAM

PARK ROAD
SPALDING

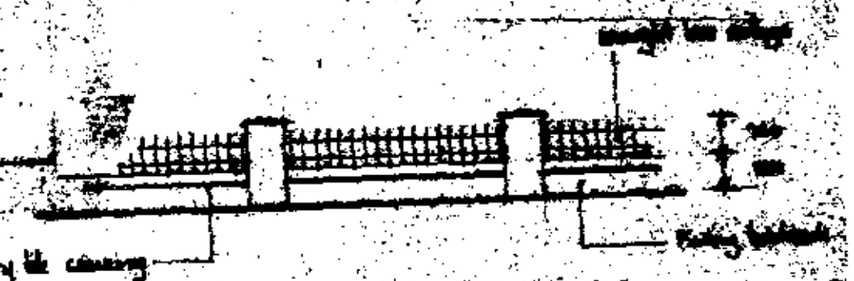
STREET ELEVATIONS

SOUTH HOLLAND D.C.
PLANNING DEPT
06 JUN 1996
15494
DETERMINED
PLAN



STREET ELEVATION OF PLOTS 7-13





TYPICAL LOW BRICK WALL



STREET ELEVATION OF PLOTS 1-6



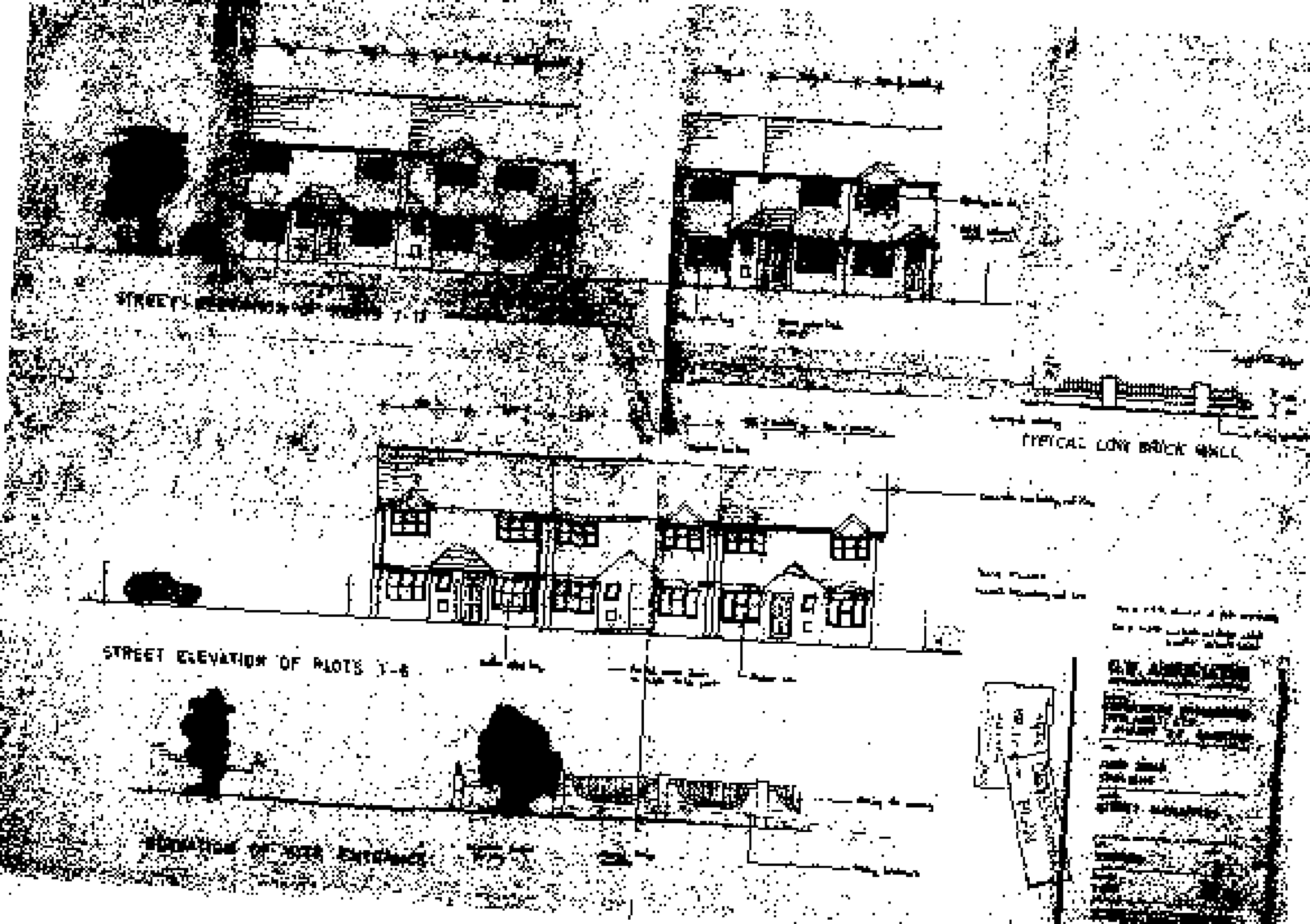
ELEVATION OF SITE ENTRANCE

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1991
DETERMINED
PLAN

G.W. ASSOCIATES

PARK ROAD
SPALDING

STREET ELEVATIONS



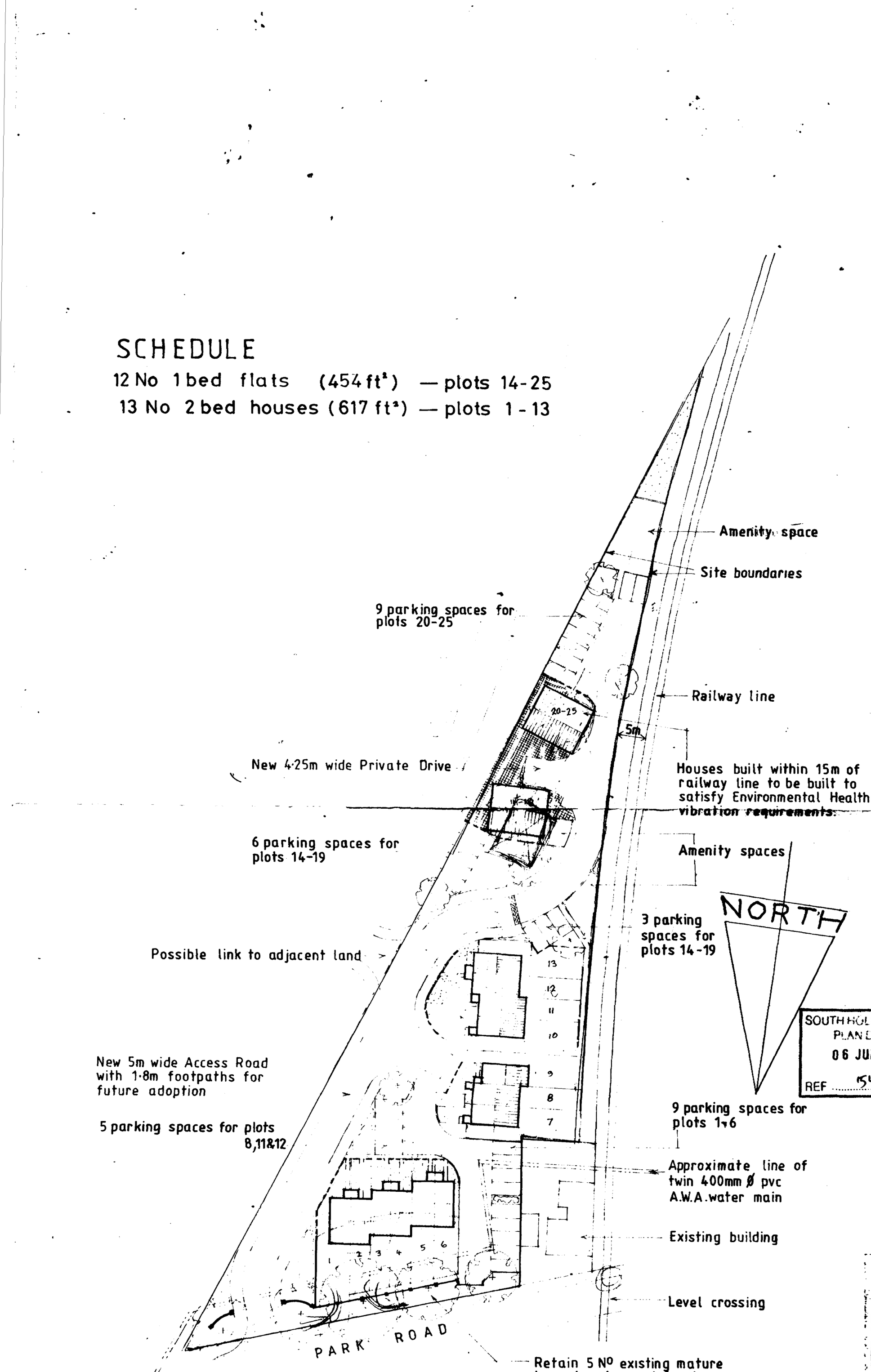
STREET ELEVATION OF PLOTS 1-6

SCHEDULE

12 No 1 bed flats (454 ft²) — plots 14-25
13 No 2 bed houses (617 ft²) — plots 1-13

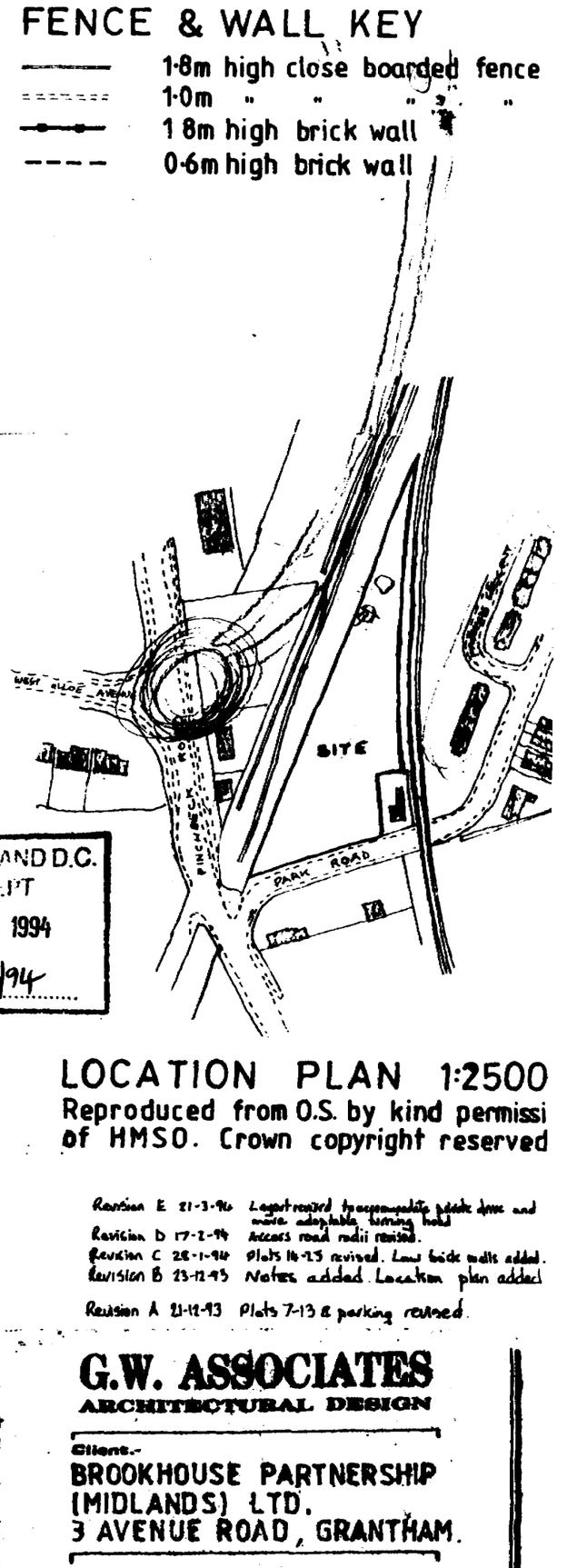
NOTE

Layout subject to site confirmation of exact site size and position of water main



FENCE & WALL KEY

- 1·8m high close boarded fence
- 1·0m " " " " "
- 1·8m high brick wall
- 0·6m high brick wall



SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
REF 54/94

LOCATION PLAN 1:2500

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Revision E 21-3-94 Layout revised to accommodate pedestrian and vehicle adoptable turning head
Revision D 17-2-94 Access road radii revised.
Revision C 28-1-94 Plots 14-25 revised. Low brick walls added.
Revision B 23-12-93 Notes added. Location plan added.
Revision A 21-12-93 Plots 7-13 & parking revised.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

Client:-
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE ROAD, GRANTHAM.

Job:-
PARK ROAD
SPALDING

Drwg:-
PROPOSED
SITE LAYOUT

Ref. 93109/01 Rev. E

Scale 1:500 Date NOV 93

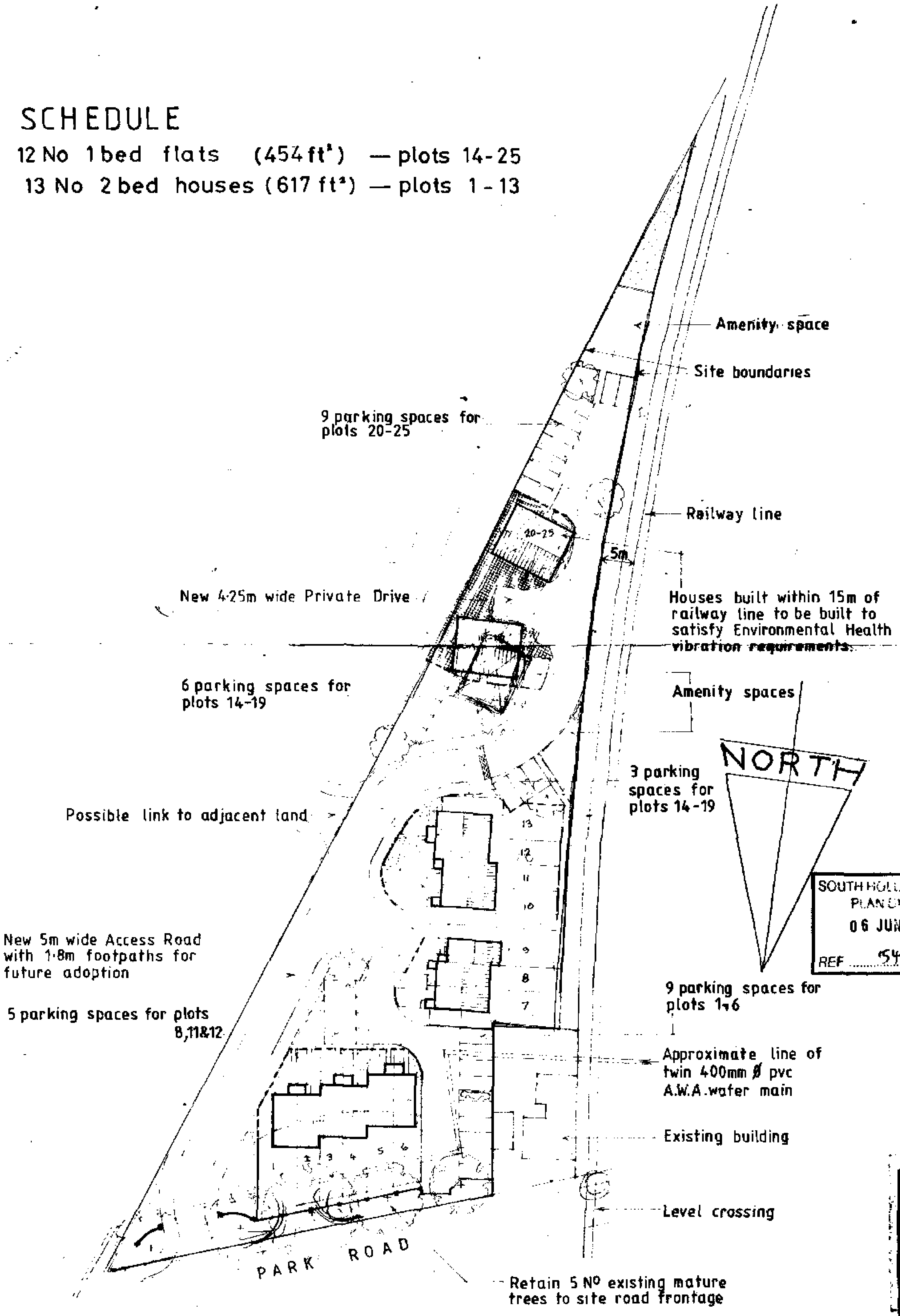
18 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75060

SCHEDULE

12 No 1 bed flats (454 ft²) — plots 14-25
13 No 2 bed houses (617 ft²) — plots 1 - 13

NOTE

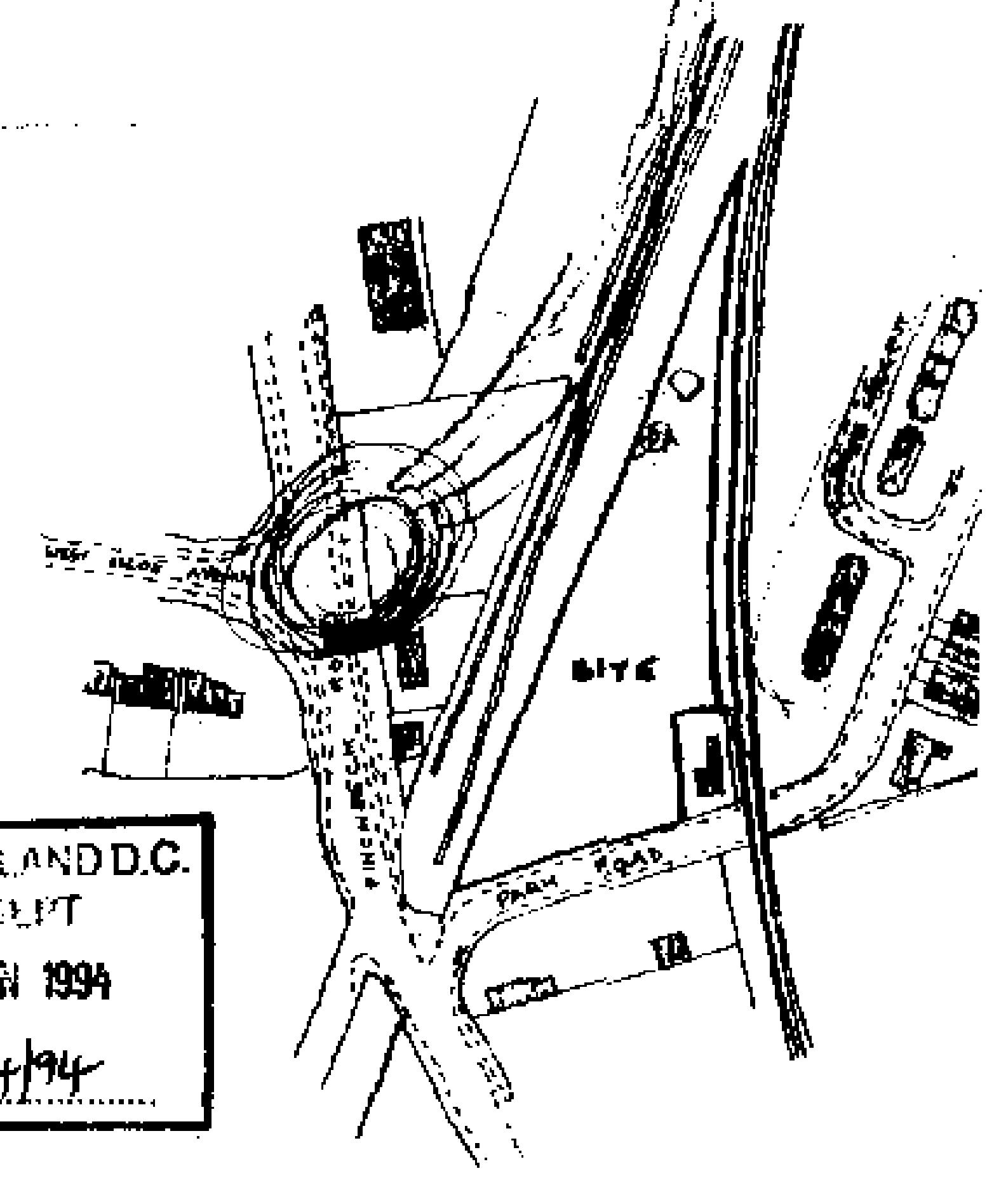
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······	1·0m " " "
—•—•—	1·8m high brick wall
- - - -	0·6m high brick wall

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
REF 154/94



LOCATION PLAN 1:2500
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Revision E 21-3-94 Layout revised
Revision D 17-2-94 access road radii revised
Revision C 28-1-94 Plots 14-25 revised. Low brick walls added.
Revision B 23-11-93 Notes added. Location plan added
Revision A 12-11-93 Plots 7-13 & parking revised

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

Client:-
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE ROAD, GRANTHAM.

Job:-
PARK ROAD
SPALDING

Drawing:-
PROPOSED
SITE LAYOUT

No. 93109/01	Rev. E
Scale 1:500	Date NOV 93

19 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel (0476) 75096

SCHEDULE

12 No 1 bed flats (45.4ft²) page 14-25
13 No 2 bed houses (90.1ft²) — plots 1 - 13

NOTE

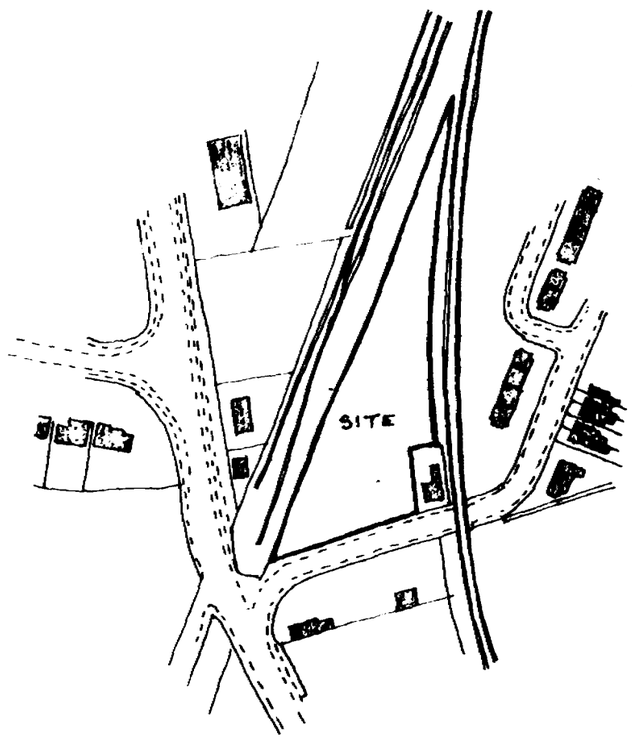
Layout subject to site confirmation of exact site size and position of water mains

KEY

BOUNDARY & WALL KEY

IDEAL PLAN 1:250

G.W. ASSOCIATES



LOCATION PLAN 1:2500

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NOTE

Layout subject to site confirmation of exact site size and position of water main.

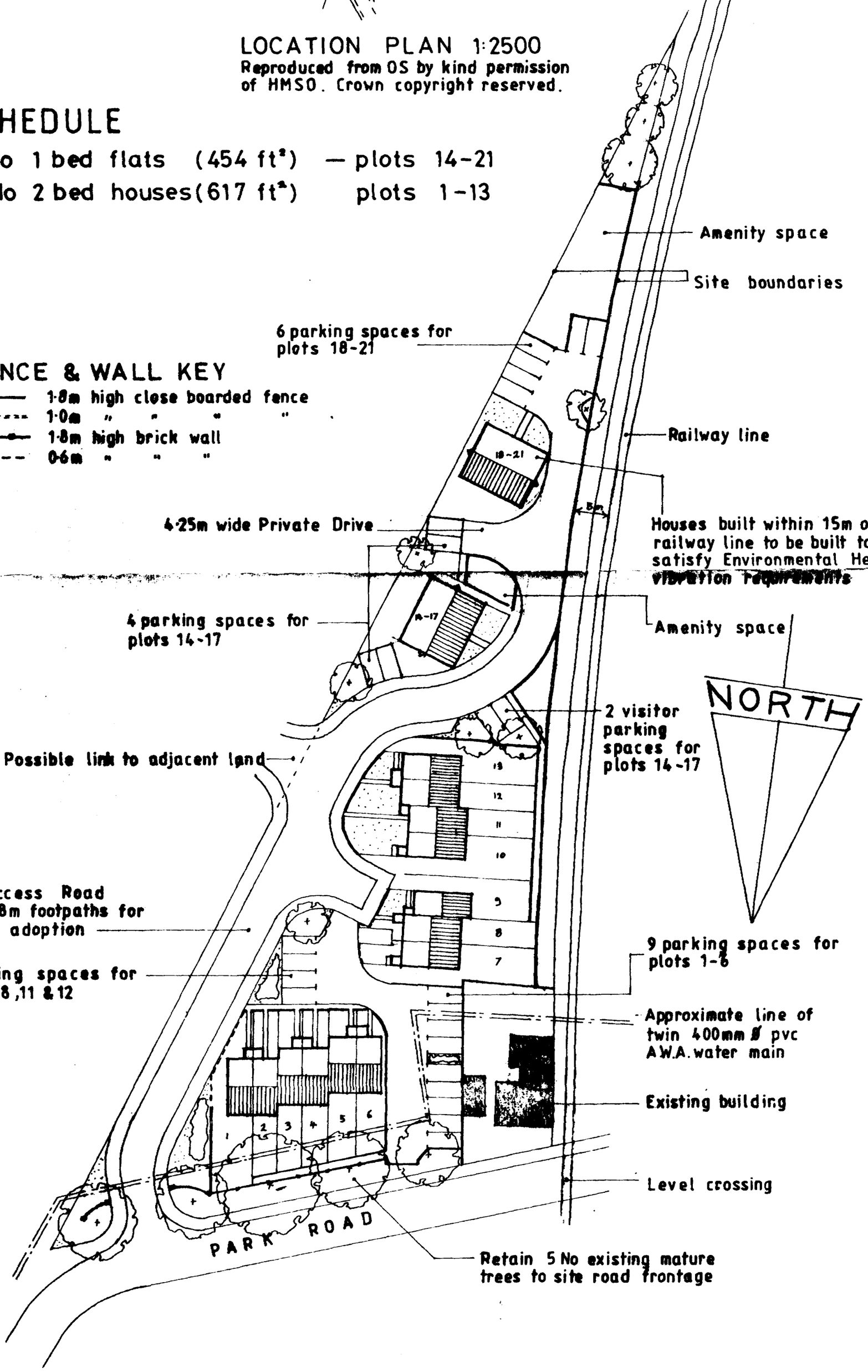
SCHEDULE

8 No 1 bed flats (454 ft²) — plots 14-21

13 No 2 bed houses (617 ft²) plots 1-13

FENCE & WALL KEY

- 1·8m high close boarded fence
- 1·0m " " " "
- 1·8m high brick wall
- 0·6m " " "



British Institute of Architectural Technicians

DO NOT SCALE FROM THIS DRAWING THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE AND ADVISE OF ALL DISCREPANCIES

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Revisions

F - Feb 95 Layout of flats revised in line with Planners comments

G. W. ASSOCIATES
Architectural Design

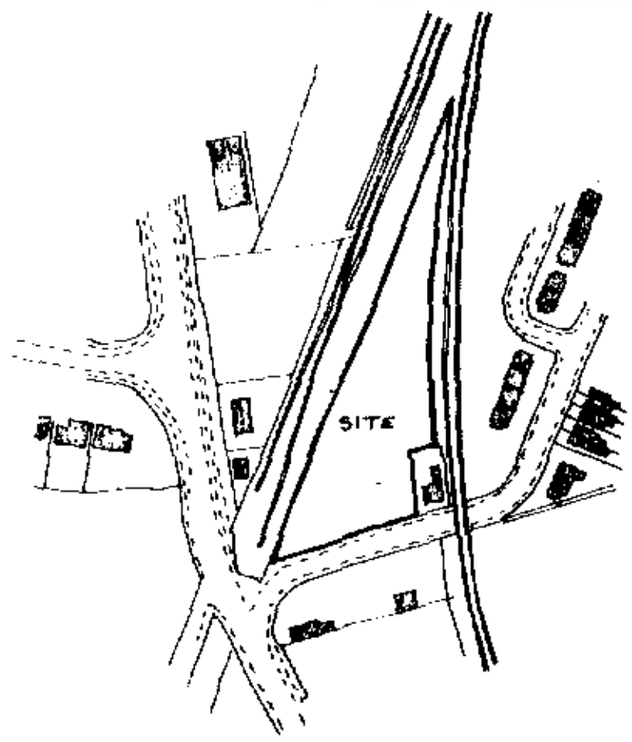
Client.
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.

Job.
PARK ROAD
SPALDING

Drawing.
PROPOSED SITE LAYOUT

Dwg No.	Drawn.	Rev.
93109/01	SCG	F
Scale. 1:500	Date. FEB '95	

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel / Fax



LOCATION PLAN 1:2500

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NOTE

Layout subject to site - confirmation of exact site size and position of water main.

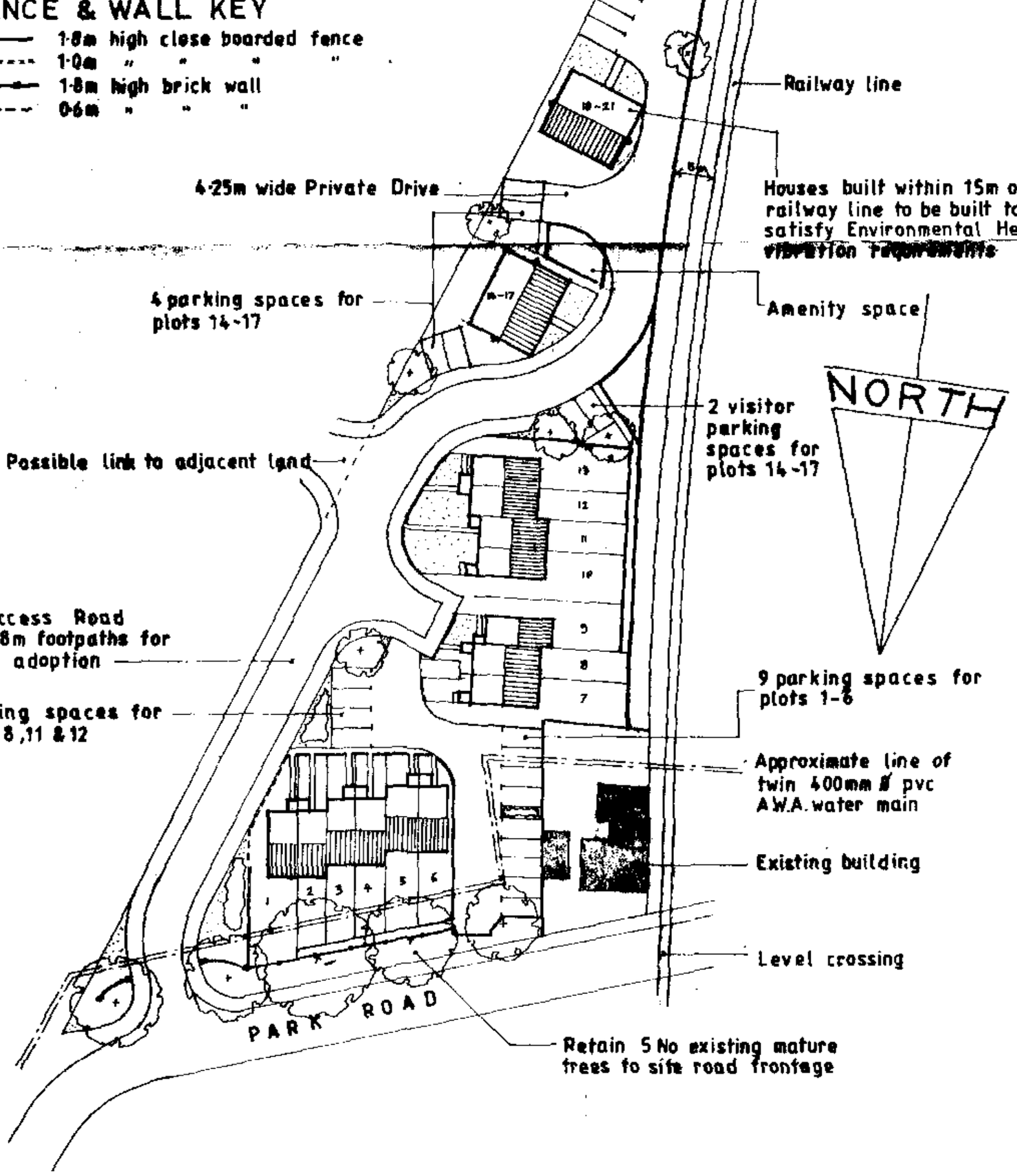
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- 1·8m high close boarded fence
- 1·0m " " " "
- 1·8m high brick wall
- 0·6m " " "



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Revisions

F - 16.9.95 Layout of Flats revised in line with Planners comments

G. W. ASSOCIATES
Architectural Design

Client.
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.

Job.
PARK ROAD
SPALDING

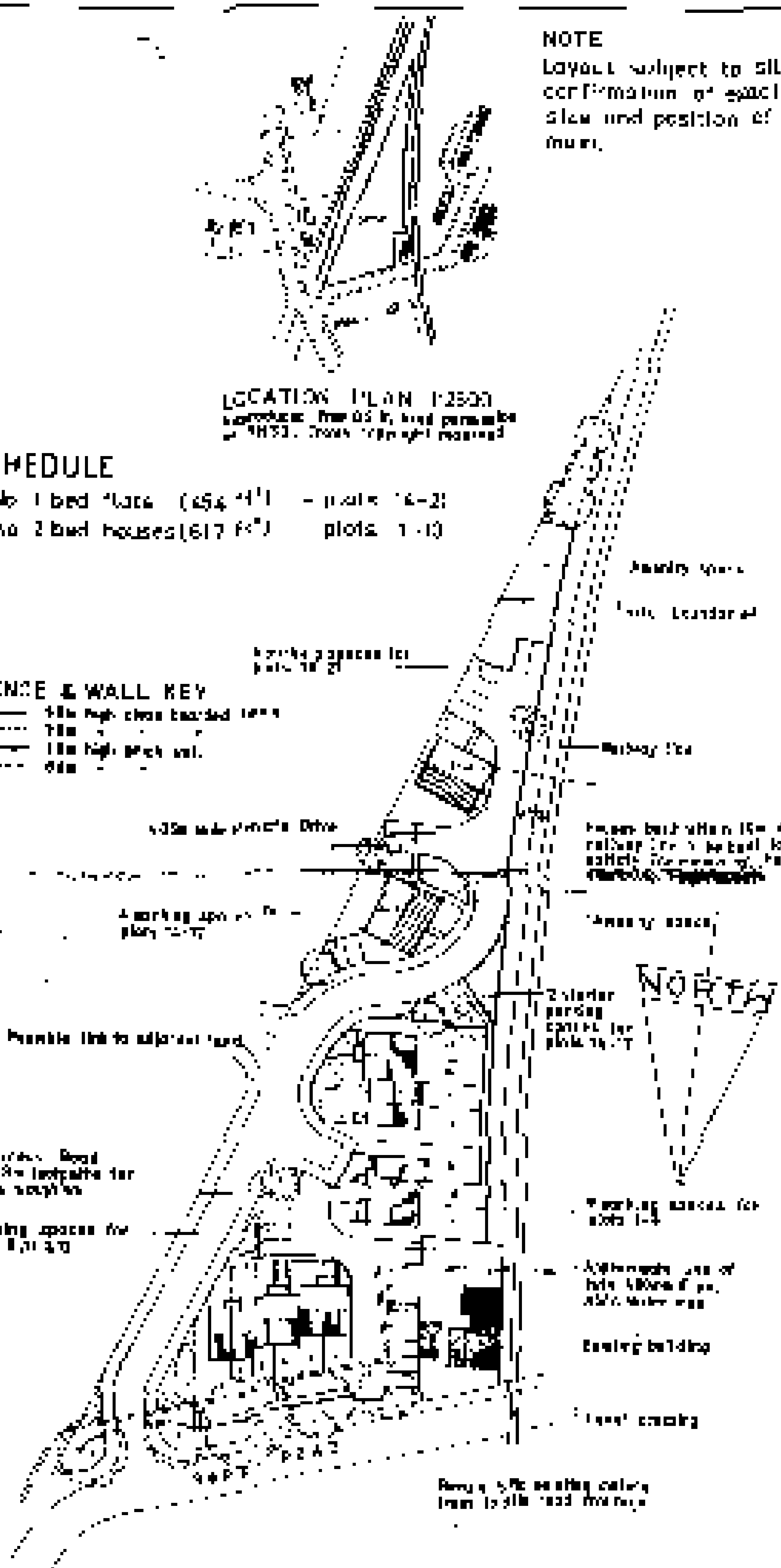
Drawing.
PROPOSED SITE LAYOUT

Dwg No.	Drawn.	Rev.
93109/01	SCG	F
Scale. 1:500	Date. FEB '95	

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel / Fax (01476) 78[illegible]

NOTE

Layout subject to site confirmation of exact site size and position of water main.



SCHEDULE

8 No 1 bed flats (454 ft²) – plots 14–21

13 No 2 bed houses (617 ft²) plots 1–13

FENCE & WALL KEY

1.8m high close boarded fence

1.8m [illegible]

1.8m high brick wall

0.9m [illegible]

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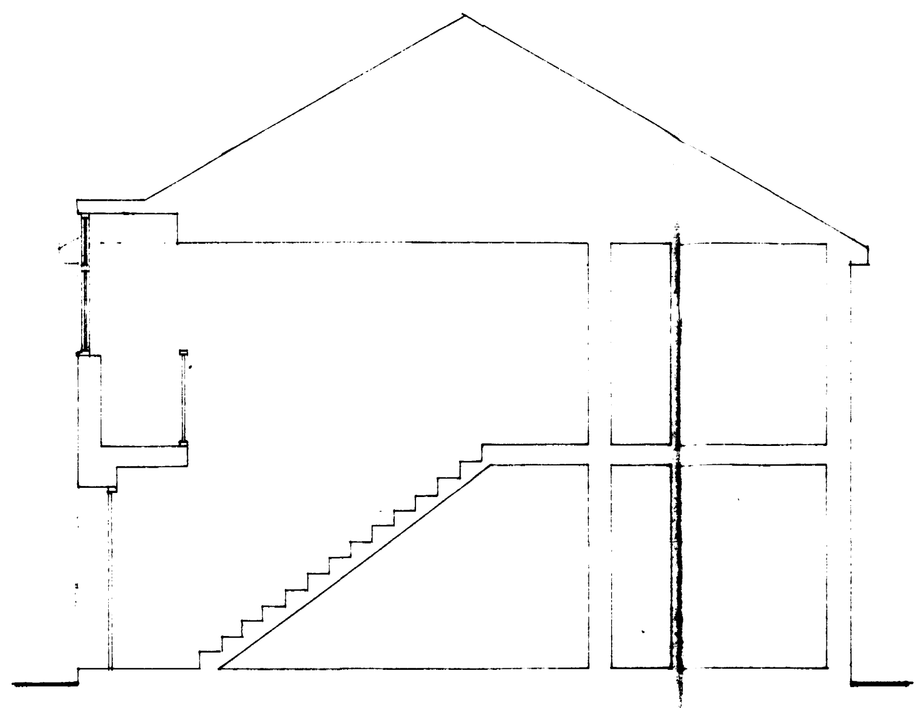
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Spalding

PROPOSED SITE LAYOUT



FRONT ELEVATION

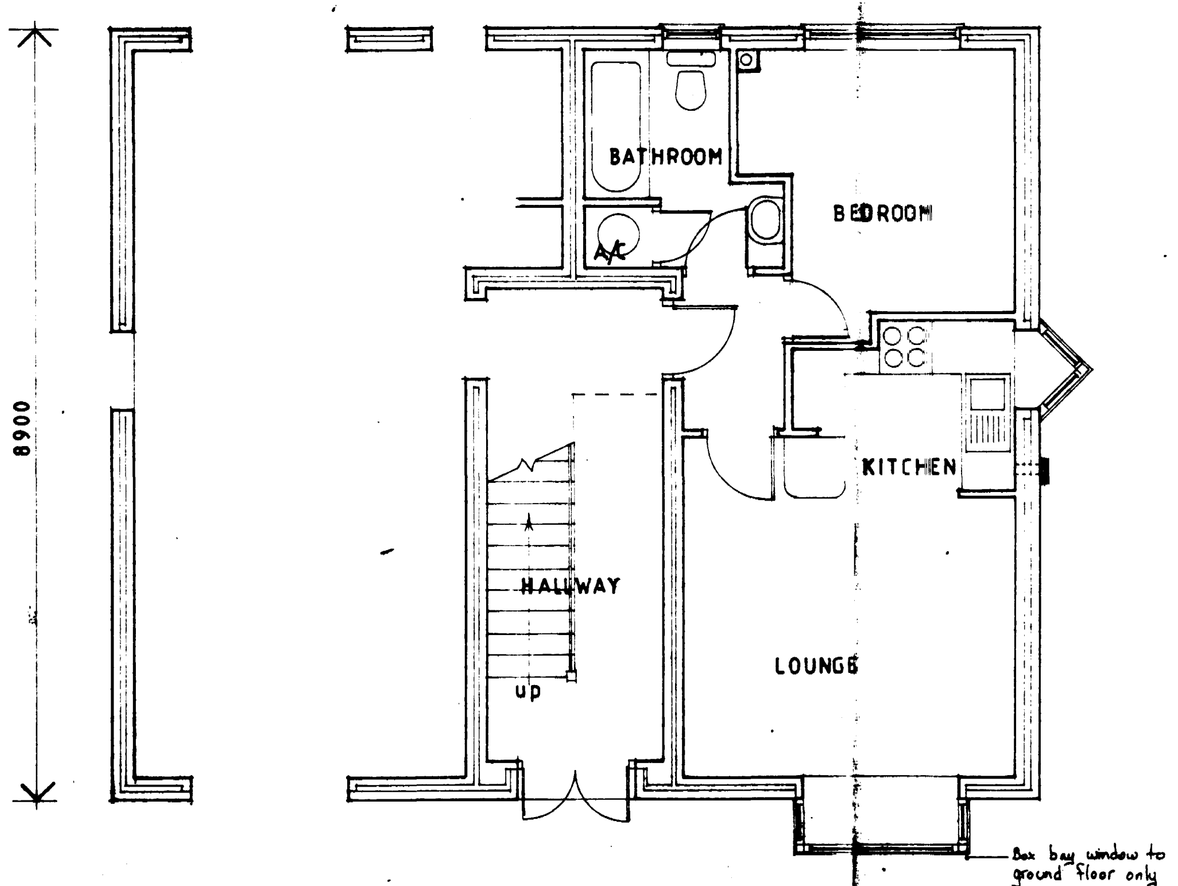
Haddenstone Rendal 9620



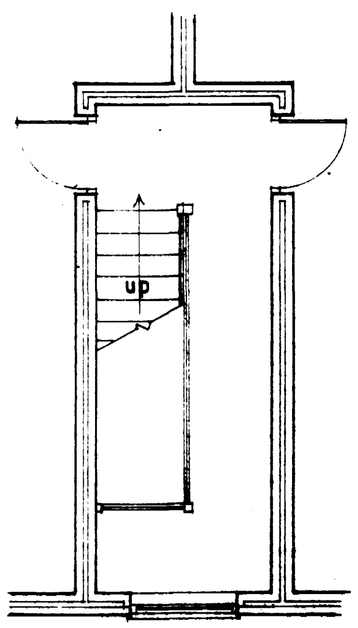
CENTRAL SECTION



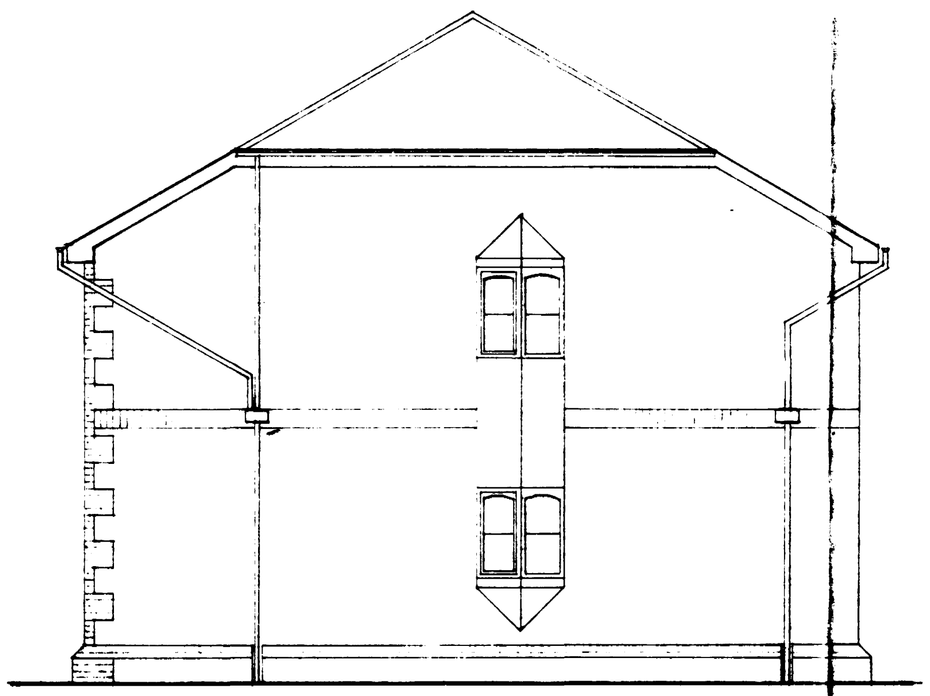
REAR ELEVATION



TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



SIDE ELEVATION

British Institute of Architectural Technicians

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Revisions

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Architectural Design

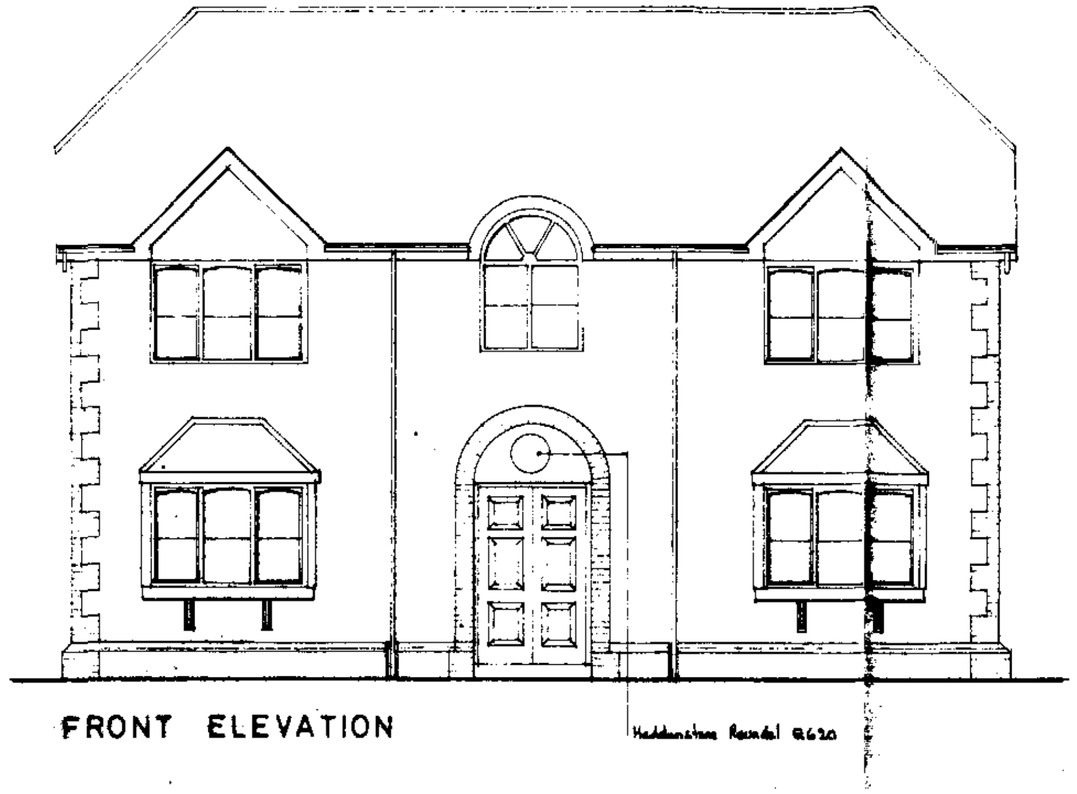
Client.
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD

Job.
PARK ROAD
SPALDING

Drawing.
1 BED FLATS (4 BLOCK)
PLANS AND ELEVATIONS

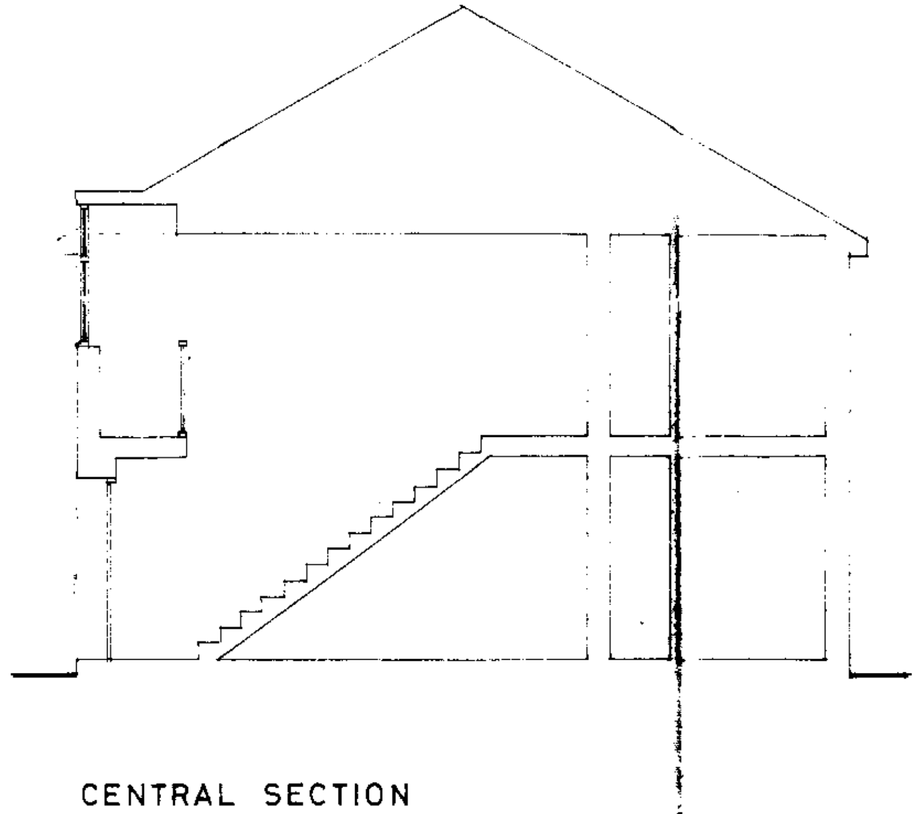
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93109/10	SCG	-
Scale. 1:50	Date. FEB 95	

13 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel / Fax (01476) 75068

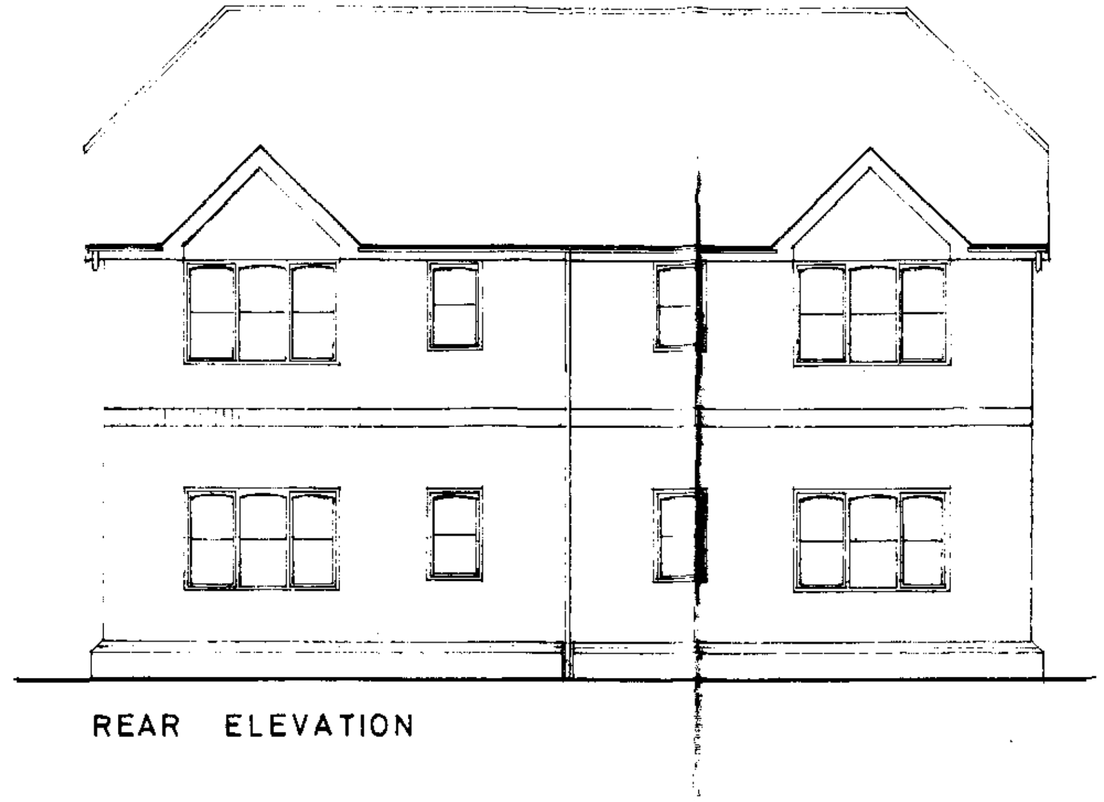


FRONT ELEVATION

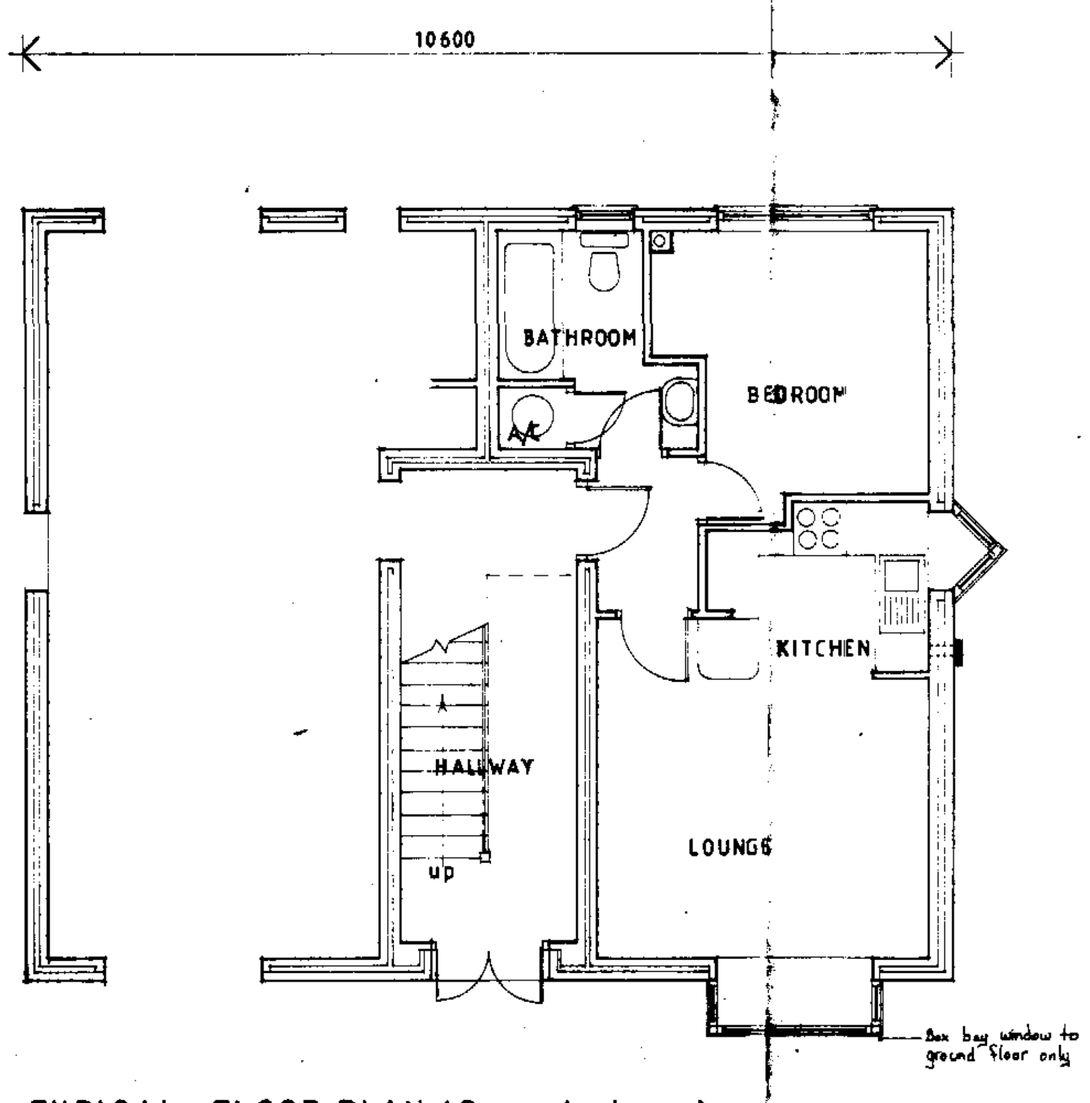
Haddonstone Rendal 8620



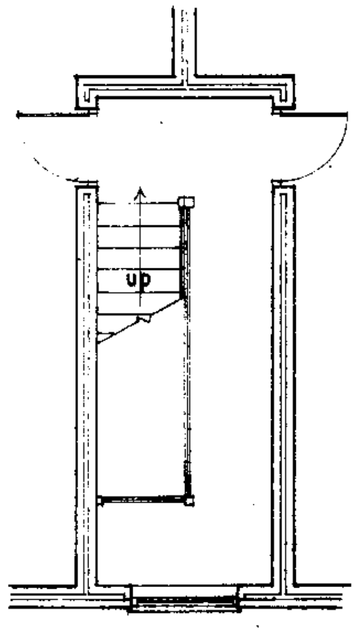
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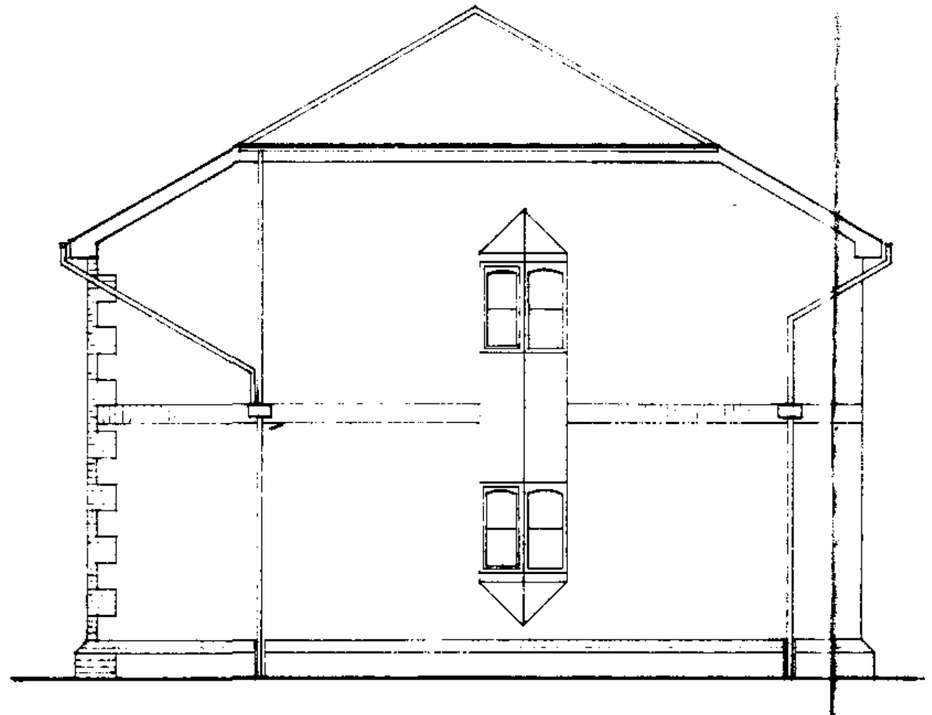
REAR ELEVATION



TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



SIDE ELEVATION

British Institute of Architectural Technicians

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Revisions

G. W. ASSOCIATES
Architectural Design

Client.
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD

Job.
PARK ROAD
SPALDING

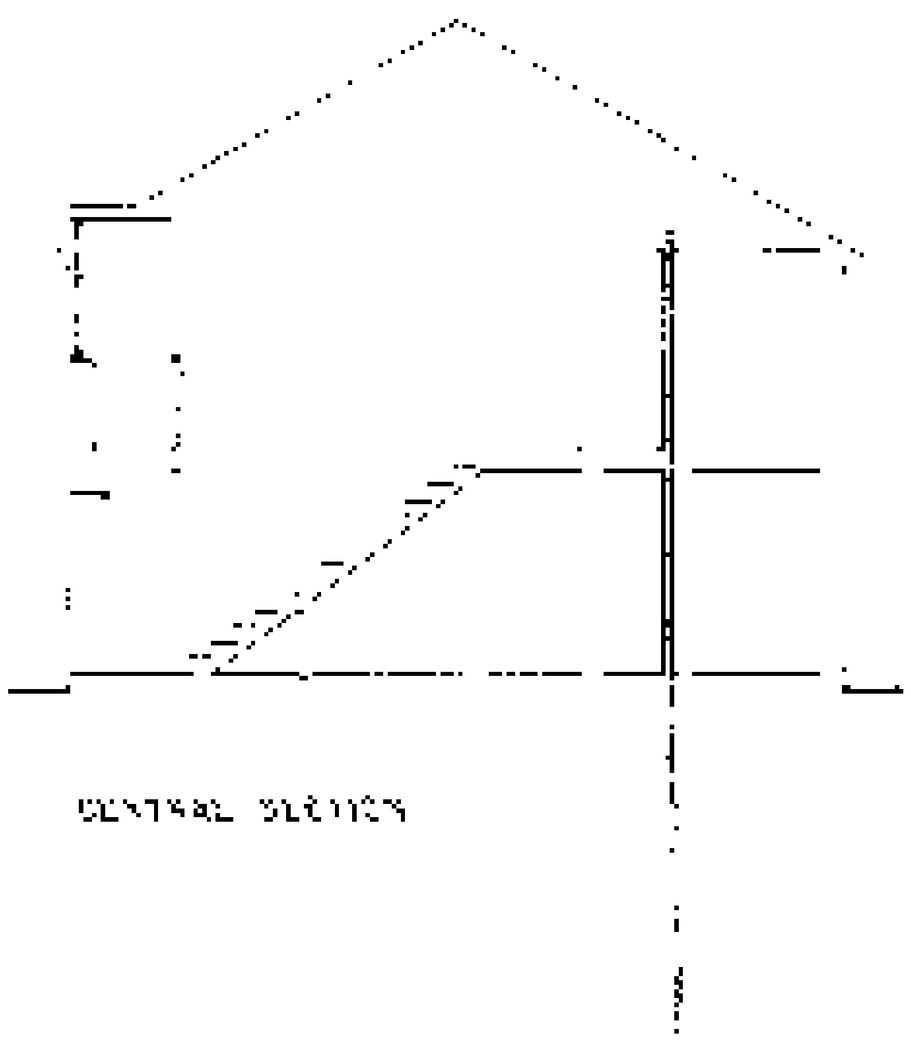
Drawing.
1 BED FLATS (4 BLOCK)
PLANS AND ELEVATIONS

Dwg No.	Drawn.	Rev.
93109/10	SCG	-
Scale. 1:50	Date. FEB 95	

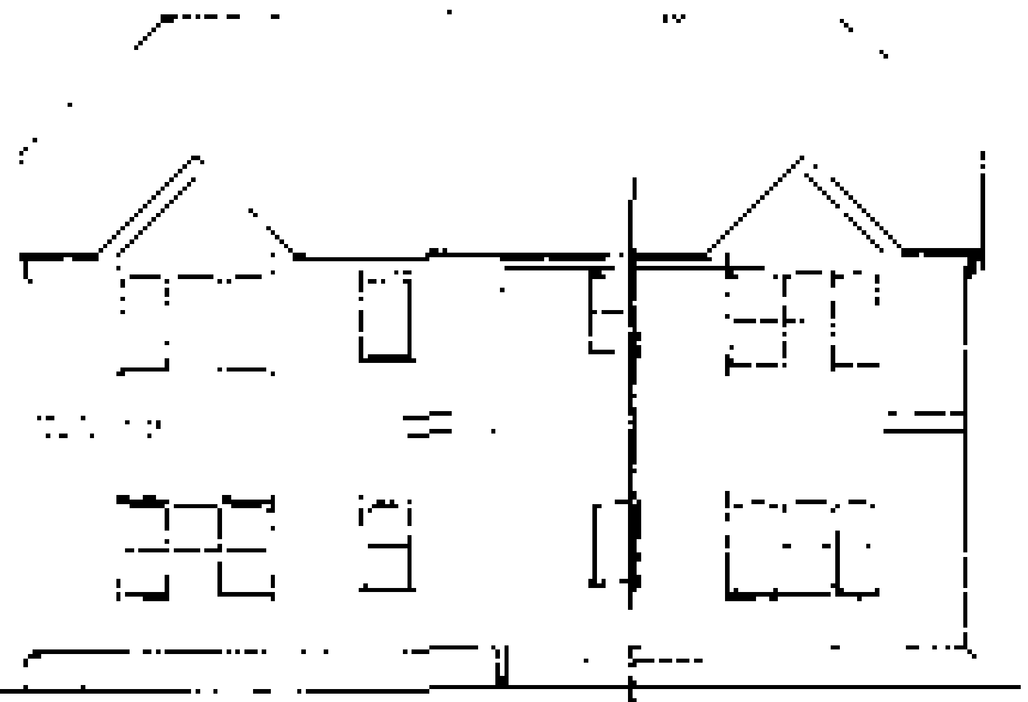
13 High Street, Great Bolasby, Grantham, Lincs. NG31 8JS
Tel / Fax: (01476) 70008



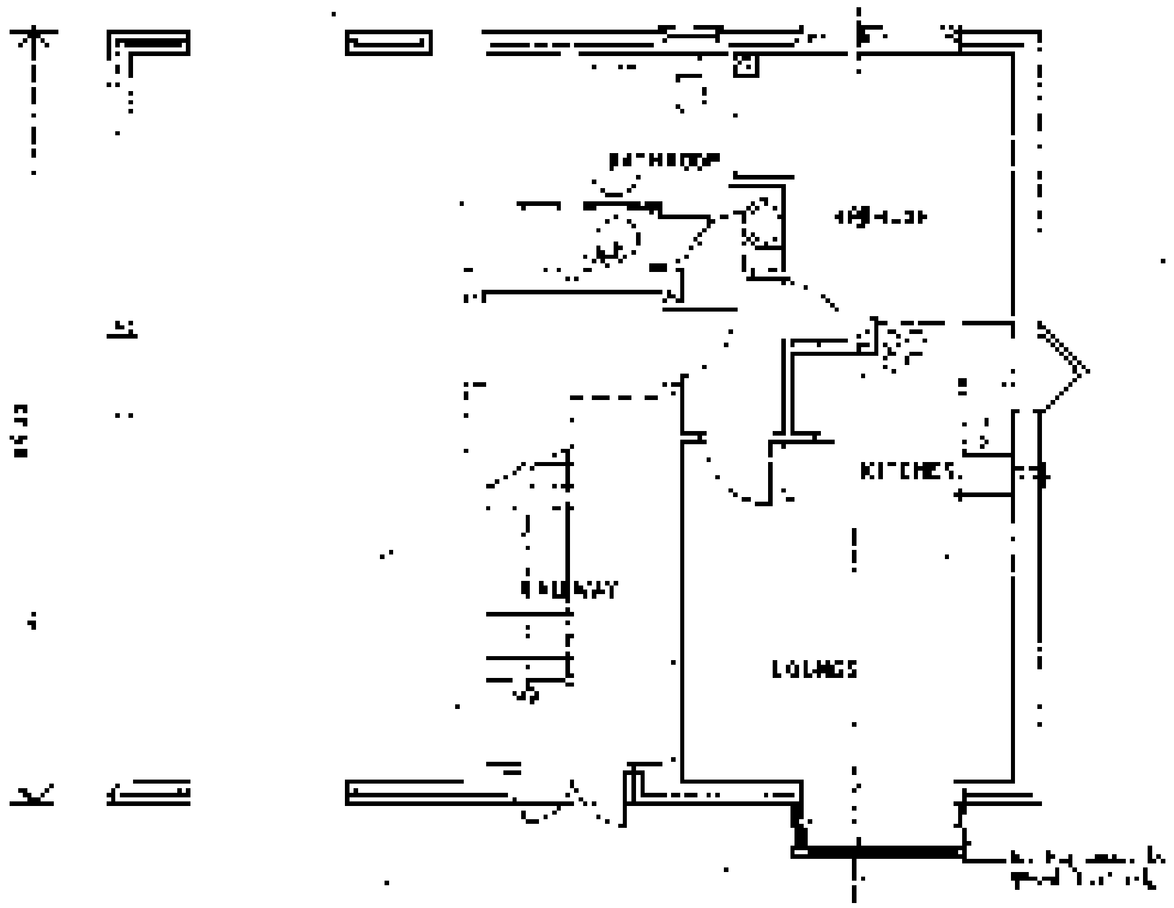
FRONT ELEVATION



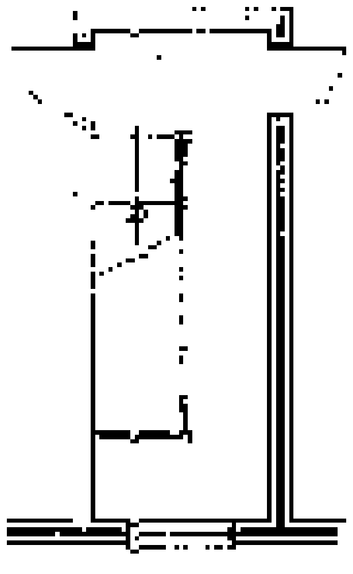
CENTRAL SECTION



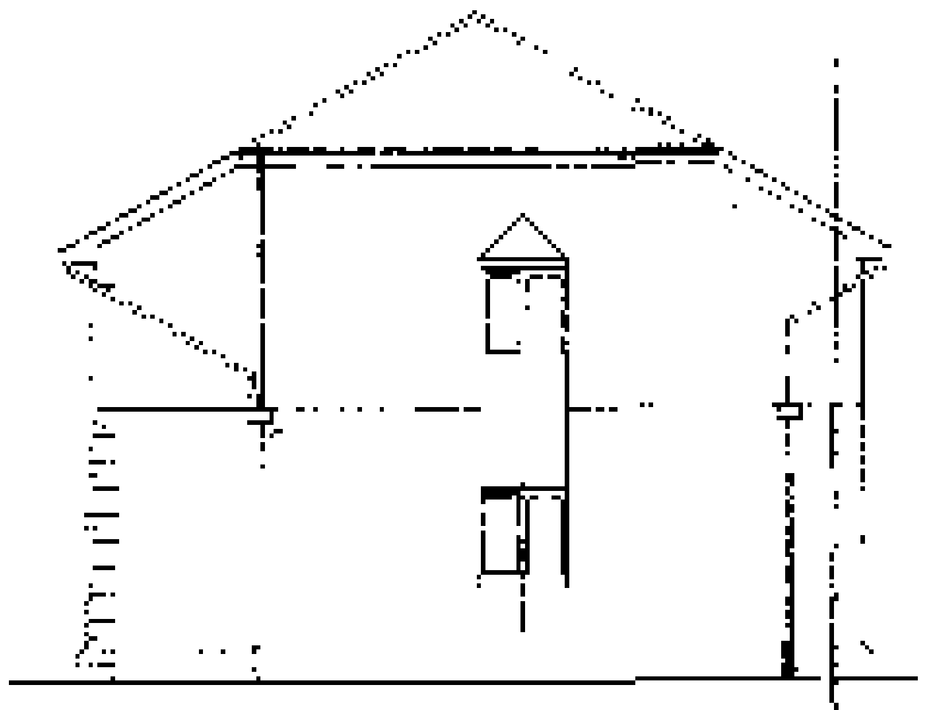
REAR ELEVATION



TYPICAL FLOOR PLAN (Ground shown)



PART FIRST FLOOR PLAN



SIDE ELEVATION

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G.R. ASSOCIATES
Architectural Design

PROPOSED PLANS (4 BLOCKS)
PLANS AND ELEVATIONS

SCHEDULE

12 No 1 bed flats (454 ft²) — plots 14-25
13 No 2 bed houses (617 ft²) — plots 1-13

NOTE

Layout subject to site confirmation of exact site size and position of water main

FENCE & WALL KEY

- 1·8m high close boarded fence
- 1·0m " " " "
- 1·8m high brick wall
- 0·6m high brick wall

Amenity space
Site boundaries
9 parking spaces for plots 20-25
Railway line
5m
New 4·25m wide Private Drive
Houses built within 15m of railway line to be built to satisfy Environmental Health vibration requirements
Amenity spaces
6 parking spaces for plots 14-19
3 parking spaces for plots 14-19
Possible link to adjacent land
New 5m wide Access Road with 1·8m footpaths for future adoption
5 parking spaces for plots 8,11&12
9 parking spaces for plots 1-6
Approximate line of twin 400mm Ø pvc A.W.A. water main
Existing building
Level crossing
Retain 5 No existing mature trees to site road frontage
PARK ROAD

NORTH

SITE

PARK ROAD

DETERMINED PLAN

LOCATION PLAN 1:2500

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Revision E 21-3-94 Layout revised to accommodate plots 1-6 and water adoptable turning head
Revision D 17-2-94 Access road width revised.
Revision C 28-1-94 Plots 14-25 revised. Low brick walls added
Revision B 23-12-93 Notes added. Location plan added
Revision A 21-12-93 Plots 7-13 & parking revised.

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
REF 154/94

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

Client:-
BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD.
3 AVENUE ROAD, GRANTHAM.

Job:-
PARK ROAD
SPALDING

Drwg:-
PROPOSED
SITE LAYOUT

Job No. 93109/01
Rev. E
Scale 1:500
Date NOV 93

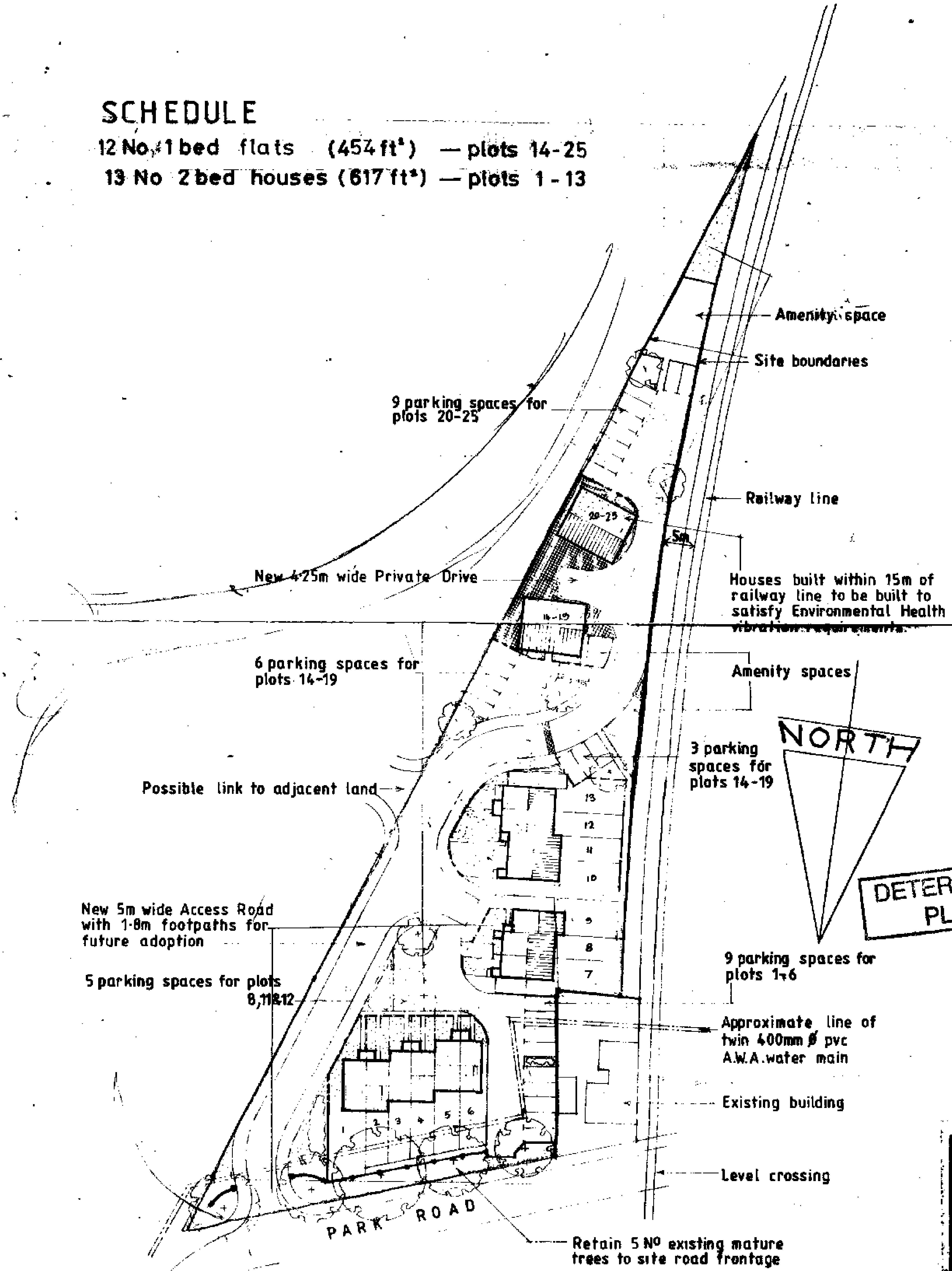
19 High Street, Great Gonerby, Grantham, Lincs. NG31 8JS
Tel (0476) 78048

SCHEDULE

12 No 1 bed flats (454 ft²) — plots 14-25
13 No 2 bed houses (617 ft²) — plots 1 - 13

NOTE

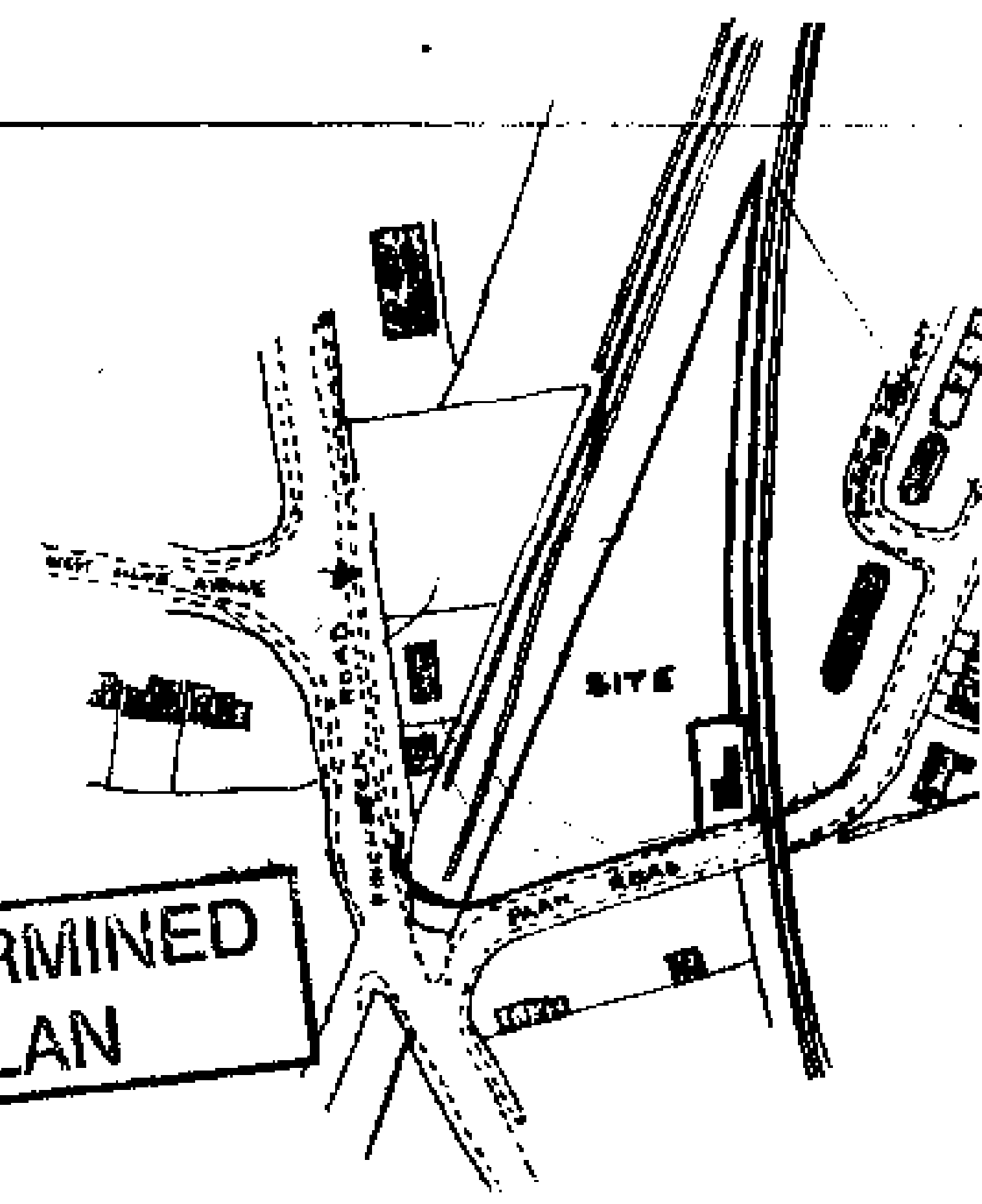
Layout subject to site confirmation of exact site size and position of water main



FENCE & WALL KEY

———	1·8m high close boarded fence
·······	1·0m " " " "
—•—•—	1·8m high brick wall
- - - -	0·6m high brick wall

DETERMINED PLAN



LOCATION PLAN 1:2500
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SOUTH HOLLAND D.C.
PLAN DEPT
06 JUN 1994
REF 54/94

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

Client: BROOKHOUSE PARTNERSHIP (MIDLANDS) LTD. 3 AVENUE ROAD, GRANTHAM.

Job: PARK ROAD SPALDING

Drawing: PROPOSED SITE LAYOUT

No.: 93109/01 | Rev.: E

Scale: 1:500 | Date: NOV 93

SCHEDULE

12 No. 1 bed flats (45.4 ft²) — plots 14-25
13 No. 2 bed flats (61.7 m²) — plots 1-13

NOTE
Layout subject to site confirmation of exact site size and position of water main

FENCE & WALL KEY

NORTH

DETERMINED PLAN

LOCATION PLAN

51. PLANNING APPLICATIONS (Continued)

(The Deputy Director of Planning and Building Control Services reported receipt of a further letter of objection relating to the above application.)

Plan No. & Applicant	Proposal
H23/1082/94 S Goodison	Change of use from paddock to caravan site with winter storage behind New Saracens Head Inn, Washway Road, Saracens Head.

(The Deputy Director of Planning and Building Control Services reported the observations of the Parish Council, which supported the application.)

H16/1108/94 Mr S Brown & Mrs A W Brown	Change of use to child care centre (day nursery) at 'Escallonia', 3 Holland Road, Spalding.

(Councillor E N Davies requested that his vote against the above decision be recorded.)

H14/1145/94 Mr N V Baker & Mrs E M Goodman	O.A.	Bungalow on plot adjacent 28 The Chase, Pinchbeck.
H14/1150/94 Rooke Agencies Ltd		Continuation of permission without complying with Conditions 2 and 9 at 'Greenacres', Beck Bank, West Pinchbeck.

(The Deputy Director of Planning and Building Control Services reported one further letter of objection relating to the above application, and reported the views of Councillor Chappell, the Ward member, who supported the application.)

H14/1151/94 Fast Fruit Distribution	Canopy extension at Pudding Lane, Wardentree Lane, Pinchbeck.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H16/0154/94 Brookhouse Partnership	Residential development of 25 dwellings (13 terraced houses and 2 blocks of 6 flats) on land off Park Road, Spalding.

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(The Deputy Director of Planning and Building Control Services reported receipt of a further letter of objection relating to the above application.)

Plan No. & Applicant		Proposal
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[illegible]

11 [illegible]

[illegible]

[illegible]	[illegible]
[illegible]	[illegible]

[illegible]

[illegible]	[illegible]
[illegible]	[illegible]

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